

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, JULY 19, 2022
VIA ZOOM**

Present:

Jeanie Youngwerth, Unit 2
Bob Mikkelson, Unit 4
Nicole Pulitzer, Unit 5
Gabe Schirm, Unit 7
Bobby Medlin, Unit 9
Corey Robinson, Unit 10
Chet Boyce, Toad Property Management
Kat Loughan, Toad Property Management

Chet called the meeting to order at 3:02 pm and said notice of the meeting had been sent to all owners on June 23, 2022. Chet confirmed the meeting had a quorum.

Gabe Schirm made a motion to approve the minutes of the July 19, 2021 meeting. Bobby Medlin seconded the motion and it was unanimously approved. Chet said the Board had not discussed the planting of a tree to replace a tree that had been removed. Chet said no decision had been made by the Board on recycling. Waste Management had increased costs of all collections and many associations had stopped recycling due to trash being mingled with the recycling.

Gabe Schirm said a request had been made to add carpet runners in front of the two doors. Also, a request had been made to remove the storm door at the front door and replace lighting. Chet said the carpet runners were on order and Chet said he was waiting for an electrician to work on the electrical matters.

Gabe said the Board had been discussing how to reduce dues by Summer 2023. Gabe explained the Board expected to be able to reduce dues unless any large unforeseen expenses came up.

Chet said there had been two sales during the past year. Chet confirmed a local roofing contractor would be dealing with the pinhole leak in Unit 9. Chet said he was not aware of any window or roof leaks.

Chet said significant work had been performed on the building and the Association would now be able to increase the Reserve account.

Chet explained Waste Management had increased fees and also collection had been increased during the Summer to match demand. Corey Robinson said the level of service appeared to work and it was a good schedule.

Chet agreed to research the Capital Expenditures and email the breakdown for the carpet and paint to the Board. Corey Robinson thanked Toad for the recent touchup of the paint in the hallway.

Chet explained the Board had approved the 2023 Budget. Corey Robinson made a motion to ratify the 2023 Budget. Bobby Medlin seconded the motion and it was unanimously approved.

Chet introduced Kat Loughan and explained he would be leaving Toad in the near future and Kat would take over as property manager for the Association. Chet explained he would be with Toad for another couple of months and would be available to answer any questions and create a smooth transition.

Chet explained Troy's term was expiring and there had been no additional volunteers for the Board. Corey Robinson made a motion to appoint Troy to an additional three year term. Bobby Medlin seconded the motion and it was unanimously approved.

Concern was expressed about the electrical extension cords in the dirt room and Chet agreed to speak to the electrician about outlets being installed. Concern had been expressed about ground water seeping into the dirt room in a few places. Corey Robinson said adjustments to the irrigation had reduced the water going into his dirt room. Chet said Toad would continue to research and provide the Board with estimates.

Chet confirmed cans of paint had been moved out of the dirt room and the remaining cans were useful and reasonably new. Bobby Medlin expressed concern about the paint stored in the hallway and Chet agreed to follow up as necessary.

Bobby Medlin said the grass looked good but it appeared as if grass cutting was not going to the boundary. Chet said the maintenance crew had checked the boundary and adjusted the cutting to the established boundary.

Bob Mikkelson asked if options for secure bike storage could be researched and said the outside bike racks were often full. Corey Robinson suggested another clean out in the bike room to make more space. Bob suggested owners putting bikes in the storage unit instead of the bike room if the bike was not going to be used for a few months. It was generally agreed an annual bike cleanup would be beneficial. Replacing the outside bike racks with a larger rack was suggested and Chet agreed to research options and costs. Chet agreed to email owners asking them to identify bikes currently held in the bike room.

Corey Robinson expressed concern about the rule of no personal items in the hallway and said he would prefer to have a welcome mat and shoe storage outside of each unit. Chet said some complaints had been received about shoe storage. Gabe Schirm explained some of the past concerns expressed about moisture on skis, ski boots, shoes being left on the carpet. It was suggested each unit have a small moisture retaining tray placed outside each unit. Corey Robinson and Bobby Medlin agreed to research tray options and share the information with the Board. Corey Robinson made a motion for the Association to purchase trays or mats to be

placed in the hallways next to each unit, year round, but no bikes or skis could be stored in the hallways. Nicole Pulitzer seconded the motion and it was unanimously approved.

Concern was expressed about the steps into the building on the north stairway and Chet agreed to have the maintenance team check the steps and level as necessary.

It was clarified the screen on the front door would be removed. It was suggested some maintenance and painting be performed on the door. Chet agreed to obtain an estimate for the work and report to the Board. The screen would be left on the back door.

Chet said fireplace maintenance was an owner expense and not something scheduled by the Association.

Chet agreed to check the governing documents and confirm if unit entry doors were an individual owner expense or an expense of the Association.

At 4:01 p.m. Corey Robinson made a motion to adjourn the meeting. Gabe Schirm seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management