

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 2, 2023
VIA ZOOM**

Present: Gabe Schirm
Corey Robinson
Troy Pickett
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 4:06 p.m. and said there was a quorum.

Corey said there were some outstanding action items for Toad from the prior Annual Meeting minutes and Brandon said those items would be addressed. Kat said Budgets were generally not displayed on the website but could be added if the Board wanted that. Kat explained AppFolio would make it easier for board members to access prior and current year financial information and that function would be available to Board members as soon as possible.

Gabe suggested 3 or 4 recycling bins be set up in the basement and Gabe would take the recycling once a month to the Gunnison recycling center for a small monthly charge of \$50. Corey said he would be willing to reorganize the recycling in the building as necessary. After a trial period Waste Management could be engaged to collect the recycling on a regular basis. Corey said the reduced Waste Management trash pickup schedule seemed to be working well for the off-season. Corey explained during the season it might be possible to reduce the pickup as every two weeks might be too much. Brandon said Golden Eagle was a little less expensive than Waste Management but at the time of asking Golden Eagle did not have the correct size dumpster. Brandon agreed to provide the cost breakdown between the two companies to the Board for review.

Corey said the five stones which had dropped off on the exterior of the building had been stuck back on with Gorilla Glue. Corey explained the glue was holding at the moment and he would continue to monitor. Brandon said he continued to reach out to the stonemason and leave messages but as yet the company had not responded. Troy said the company had been difficult to reach in the past and Troy shared an email address for the owner of the company (Don Leach).

Corey said the interior common area cleaning was going well. Corey explained carpet cleaning had been more challenging and the work had been performed in sections. Corey said the carpets probably needed to be cleaned more frequently than every two years and he had purchased a carpet cleaner.

Corey explained the darker stain areas on the outside of the building required attention. The decks were an individual owner responsibility. Mountain Colors had the stain information on file. Corey said he would email owners with an update. Corey said some trim would require staining in the Spring/Summer. Corey said the yellow areas were holding up well.

Brandon said Toad had stained the stairs/posts. Corey said the side of the stairs had not been stained and Brandon said he would follow up. Replacement of the entry stairs might be a capital project in the future.

Corey said the dumpster doors needed to be removed prior to Winter. Toad agreed to provide one person to help Corey with the removal of the doors. During September somebody had poached the dumpster to dispose of landscaping waste and it had been a significant amount on that one occasion. Locking the dumpster in Spring and Fall might be necessary in the future.

Corey said some owners performed snow removal on the front steps in an attempt to reduce costs. Kat confirmed the Toad crew would do the work if necessary and just charge for the hours performed. Toad would not remove snow from the area near Units 1 and 2. Lacy would plow the parking area and Brandon said Turner, a Toad employee who lived nearby, might be available to do some clean up work after Lacy left.

Prior to the meeting the year to date financials had been circulated to the Board. Kat agreed to research water and sewer expenses as entries appeared twice and needed to be cleaned up. A revised financial report would be circulated.

Kat said the association had approximately \$40,000 in the Bank and the association was in good financial shape. Kat explained the local banks did not offer very good rates for Money Market accounts. Kat said First Citizens Bank in Denver offered a better rate and Kat said she would be meeting with First Citizens Bank to discuss possible rates for multiple associations. It was generally agreed it was worth pursuing and the Board could decide how much to transfer into a Money Market account.

Troy suggested adding Corey to the distribution of bank statements and adding him to the list of signers on the bank account.

Quarterly board meetings were suggested with additional meetings as needed. Kat explained financial reports would probably be ready the third week of a month. The next meeting would be in January and then quarterly.

At 5:25 p.m. Troy made a motion to adjourn the meeting. Corey seconded the motion and it was unanimously approved.