

TREASURY POINT TOWNHOMES ASSOCIATION

BOARD MEETING

OCTOBER 19, 2021 – 10:00 A.M.

Present via Zoom: Tom Roll
Alex LoRusso
David Martin
Maria Martin
Rob Harper, Toad Property Management
Hannes Gehring, Toad Property Management
Joe Robinson, Toad Property Management

Rob called the meeting to order at 10:02 a.m. and confirmed a quorum.

Alex made a motion to approve the May 26, 2021 meeting minutes. Tom seconded the motion, and it was unanimously approved.

Prior to the meeting, a quarterly financial report had been distributed to the Board. Rob said that the quarterly report reflected changes through September 30th. Rob noted that the next quarterly report would reflect payment for the work done by Mike Keith of Complete Coverage and for the hot tub replacement. In response to comments from the Board, Rob agreed to update the budget to show \$80,000 in the capital expenditure line item.

Rob said that Complete Coverage had another couple days of work to complete the project, due to snow delays.

Rob said that the hot tub project was delayed due to shipping and supply chain issues, but he felt optimistic that it could be installed before ski season.

There was a discussion of whether to continue maintenance of grass on the berm. Rob said that landscaping had been a constant source of discussion at Treasury Point and that there had not been an overwhelming response to the homeowner survey on the matter. It was generally agreed to get a proposal from Megan Paden at Horizon Fine Gardens on the cost of xeriscaping the berm with natural, low-maintenance plants.

Rob said that the staining project was looking very good and that Gary from Red Mountain Logs had fixed all of the railings in time for winter.

Rob said that Toad Staff had worked hard to get Controlled Hydronics out to conduct boiler inspections for Treasury Point, and the work should be completed over the course of the next month.

Rob said that the sensor in the snowmelt system was installed and functioning, which meant that the system would operate more efficiently and turn itself off when appropriate.

Rob said that Unit 14 had reported some water damage from a leak on the roof prior to sale, which Toad had fixed. Rob noted that there had been other problems with roof leaks in the past, and that it would be wise to save for an eventual expenditure on replacing the roof. Rob said that aside from the driveway and the boiler system, the roof would be the next big capital expenditure. Rob did not anticipate this expense being necessary in the very near future, but recommended keeping in mind the need to save for an eventual roof replacement.

Maria said that several units needed to replace their upper screen doors at their own expense and would like permission from the Board to put screen doors in on the lower level as well. There was some hesitancy on the part of the board regarding the aesthetic impact of adding screen doors to only some units. Maria suggested that a phantom screen might be more acceptable to all owners. It was generally agreed that Maria would submit a proposal to the Board for consideration in late winter.

At 10:37 a.m. Tom made a motion to adjourn the meeting. Alex seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management