

PLAZA at WOODCREEK CONDOMINIUM ASSOCIATION

Plaza HOA Board Meeting

Tuesday, January 24, 2023 3:30 PM - 5:00 PM (MDT) - GoToMeeting

Minutes

The following Directors were present and acting:

Thor Hoppess	President	Term expires 2023
Mary Mannix-Decker	Treasurer	Term expires 2024
Philip Miron	Board Member	Appointed Term expires 2024
Linda Engelhard	Board Member	Term expires 2025
Allen David	Board Member	Appointed Term expires 2024

Absent

CBMR Present

Bill MacFarlane	Senior Director of Lodging
Phil Hildreth	General Manager
Billy Morgan	Senior Building Maintenance
Jared Martin	Property Manager
Dawson Stucki	Building Maintenance Manager

Call meeting to order and establish a quorum

- Thor Hoppess called the meeting to order at 3:33pm and a quorum was established with 4 of 5 members present. Allen David was absent at the start of the meeting. Allen joined directly after meeting was called to order.

Approval of Past Meeting Minutes

- November 16, 2022
 - Mary wanted to clarify that Iron Horse was paid for the full amount for last fiscal year.

Motion – Allen David motions to approve the November 14, 2022 Board meeting minutes.

Second – Mary Mannix-Decker seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Manager Financial (as of December 31, 2022) and Capital Report – See Meeting Packet.

- It was noted that storage rental fees had not been billed for 2022. **ACTION ITEM:** For January of this year, CBMR will bill 2022 and 2023 storage rental fees.

- Thor inquired about the #31 HOA plumbing issue and is wondering if CBMR can get that owner a document stating that the HOA's responsibility for those repairs is complete and have him sign it.
 - **ACTION ITEM:** Billy will draft up a document and send to Thor for review prior to sending this to the #31 owner for that owner to sign.
- Billy noted that the stairwell and balcony project is on-hold due to winter season ramping up. Contractors are aware that they will need to complete this.
- Phillip Miron would like to see a breakdown of units completed for the balcony re-surfacing and costs associated.
- Security System: Tabled for next meeting. Billy and Dawson will re-visit quotes and get back to the Board.

Old Business

- Iron Horse Marketing Payments

Motion – Mary Mannix-Decker motions to pay Iron Horse the amount of the marketing fee equivalent to what they have paid in assessments.

Second – Allen David seconds.

Vote – 5-0

Resolution – Motion passes unanimously.
- **ACTION ITEM:** Bill and Jared will work to get this payment to Iron Horse
- Engineering Report – Billy
 - Cracks were found to be superficial. Most of the damage seen is between horizontal and vertical supports. The stucco cracks when buildings shifts/flexes. Expansion joints can be installed to limit cracking. Billy is working with contractors recommended by the engineers that completed the report for bids.

New Business

- Parking Discussion – Rules & Regulations Section 4
 - **ACTION ITEM:** Bill/Jared will work to amend the language to the motor vehicles section of the rules/regulations and present to the board.
- Aging Report – Next steps on collection with attorney
 - Bill and Jared have been actively working on this. Another owner is going payment plan.
- Working Capital
 - Mary just wants to suggest that the Board keep this on the radar. If declaration is ever changed, this could be reviewed again. For the change, once it happens, buyer would pay two months of working capital upon purchase.

Establish Next Meeting Dates

- March 21, 2023 (Budget) – 3:30-5:00pm
- April 25, 2023 (Annual Meeting) – 3:30-5:00pm
- June 27, 2023 3:30-5:00pm
- October 24, 2023 3:30-5:00pm

Adjournment

Motion – Mary Mannix-Decker motions to adjourn.

Second – Allen David seconded.

Vote – 5-0

Resolution – Passes unanimously.

Meeting adjourned at 5:13pm MDT

DRAFT