

PLAZA at WOODCREEK CONDOMINIUM ASSOCIATION

Plaza HOA Board Meeting

Wednesday, April 12, 2023 3:00 PM - 4:00 PM (MDT) - Zoom

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

Call meeting to order and establish a quorum

- Thor Hoppess called the meeting to order at 3:04pm and a quorum was established with 5 of 5 members present.

Approval of Past Meeting Minutes – January 24, 2023

- Prior meeting minute approval was tabled.

Manager Financial (as of February 28, 2023) and Capital Report – See Meeting Packet.

- Owner Aging
 - Mary recommends turning over #132 and #238 to collections at this point as they have not held up their end of the repayment plans.

Motion – Mary Mannix-Decker moves to send the past due balances for the Reese’s and the Taylor’s to the attorney for collection.

Second – Allen David seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

ACTION ITEMS: Bill will reach out to Altitude Law to start this collection process. All fees involved with this process will be billed to the owners.

Old Business

- Iron Horse Marketing Payments – Jared
 - \$11,997 was paid to Iron Horse in March. Iron Horse is current on their dues so another payment will be sent.
- Engineering Report – Billy
 - Billy noted HVM has the new locks and are currently keying them in their shop.
- Security System – Billy
 - Quote is around \$10,000 for a similar system. **ACTION ITEM:** The Board agrees to have CBMR take down the existing, non-working cameras for now until this project is approved and new cameras are installed. Board would like caps placed over the holes temporarily.
- Storage Fees – Jared
 - Billed out for 2023.
- Unit #31 Release – Billy
 - Billy gave an overview of the current issue. The main point is that the owner does not want Pinnacle to complete the follow-up work. However, the Board noted that this is HOA-responsibility so the owner really shouldn't have any say in which contractor is used.
- Rules & Regulations – Jared/Bill
 - **ACTION ITEM:** Bill and Jared are working on firming up a draft to present to the Board.
 - **ACTION ITEM:** Bill/Jared will have to enforce the current policy regarding non-working vehicles parking in the garage, specifically in regards to the van that is owned by the owners of #238.

New Business

- FY24 Budget

Motion – Thor motions to change the HOA's fiscal year to September 1 to August 31.

Second – Mary Mannix-Decker seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Thor Hoppess motions to bridge the current budget to the new fiscal year which will be from May 1, 2023 to August 31, 2023.

Second – Allen David seconds.

Vote – 5-0

Resolution – Motion passes unanimously.
- AMA
 - May 10th 3:00am MST meeting to discuss AMA proposals.
- Other Discussion
 - **ACTION ITEM:** Linda noted that the Board would like a quote for new carpet in the lobby. For the ground floor, conference room, stairs and the hallways on first and second floors.

Establish Next Meeting Dates

- May 10, 2023 3:00pm – 5:00pm
- June 27, 2023 3:30 – 5:00pm

- August 4, 2023 9:00am – 11:00am (Annual Homeowners Meeting/BBQ)
- October 24, 2023 3:30 – 5:00pm

Adjournment

Motion – Allen David motions to adjourn.

Second – Linda Engelhard seconded.

Vote – 5-0

Resolution – Passes unanimously.

Meeting adjourned at 4:52pm MDT

DRAFT