

PLAZA at WOODCREEK CONDOMINIUM ASSOCIATION

Plaza HOA Board Meeting

Tuesday, May 27, 2023 3:30 PM - 5:00 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
Tyler Koch	Front Office Manager
Dawson Stucki	Plaza Building Maintenance Manager

Call meeting to order and establish a quorum

- Thor Hoppess called the meeting to order at 3:35pm and a quorum was established with 5 of 5 members present.

Approval of Past Meeting Minutes – January 24, 2023 & April 12, 2023

Motion – Mary Mannix-Decker motions to approve the January 24, 2023 and April 12, 2023 meeting minutes.

Second – Phillip Miron seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Manager Financial (as of May 31, 2023) and Capital Report – See Meeting Packet.

- It was noted that the prior year deficit is being reviewed by McNurlin. The Board noted that a decision needs to be made how to proceed with that amount.
- **ACTION ITEM: Bill to reach out to HOA accounting to confirm interest rate for Money Market Account.**

Old Business

- Capital Project Updates – Billy
 - Upper-floor stair project is set to be completed by June 30th.

- Employee units: Board will decide on what needs to be done. Carpet can potentially be replaced during the lobby carpet project.
- Exterior Renovations and Comparison – Billy
- FY24 Bridge Budget
 - Motion made via email on the Bridge budget.

Motion – Mary Mannix-Decker motions to approve the operating the new bridge budget for the four month period from May 1, 2023 to August 31, 2023 with total revenue of \$187,601 and expenses of \$185,657 . The bridge budget does not contain changes to the operating or capital assessments.

Second – Linda Engelhard seconds

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Phillip Miron motions to go into an executive session for discussion at 4:41pm to discuss Morris Legal Claim and AMA.

Second – Linda Engelhard seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- Morris Legal Claims
- AMA

Motion – Allen David motions to come out of the executive session at 5:02pm.

Second – Mary Mannix-Decker seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- Other Business
 - Cameras were removed and parking lines were re-painted. It was also noted that the pickle ball court has been painted.

Establish Next Meeting Dates

- 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 – Phillip Miron seconded.

Vote – 5-0

Resolution – Passes unanimously.

Meeting adjourned at pm 5:07pm MDT