

# DRAFT COPY

## COTTONWOOD COURT CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING

May 12, 2020 7:00 p.m.

### Minutes

**Board Members Present:** Lloyd Gantzer, Sean Abbot, Kelly Roth, Tracy Penman,

**Staff Present:** Tony Lemberger, Rocky Mt. Home Management, LLC.

**Call to Order:** The meeting was called to order by Lloyd Gantzer at 7:09 p.m.  
Because of the COVID-19 Coronavirus Pandemic the meeting was held Via ZOOM video.

**Approval of Minutes:** A motion was made to accept the minutes of the April 14, 2020 meeting as submitted, the motion was unanimously approved

**Conflict of Interest:** Lloyd requested from Board members present who may have a potential conflict of interest to disclose said conflict prior to any discussion at the meeting. There were no conflicts of interest reported from the Board members present.

### **Homeowners Open Forum:**

#### **Old Business:**

The Board reviewed the 2020 Project List, the high priority items are  
Dryer Vents to be cleaned at units #109, #211, #311 & #313  
The dryer vents in these units were not cleaned because of the fire.  
Delintz will clean the vents when occupied.

Building C stairway landing on the second floor, support post needs to be re-constructed as there is some sinking with landing structure. Rapid Restoration to submit a plan and cost proposal for the repair.

Building C repairs to the damaged stucco, Rapid Restoration to submit a proposal cost for the repairs.

Parking lots winter ice build-up resolution, shadow from the buildings not allowing the ice to melt, drainage from the roof gutters, heat elements under the pavement.

Insurance coverage: There are two methods of compensating to a "pre-loss condition." The first is to **pay** the Replacement Cost Value (**RCV**) and the second is to **pay** Actual Cash Value (**ACV**). The difference between the two is called depreciation. Homeowner challenging the HOA policy limits.

**New Business:**

**ALL PHASE Status:** Progress of payments and lien release

**MOTION:** A motion was made to get a proposal cost for a audit of the Cottonwood Court HOA 2019 & 2018 books and records. Management will contact Audit/Accounting firms for proposals.

**MOTION:** A motion was made to get proposals for a appraisal cost, RCV/ACV of the buildings.

Clean-Up after construction, Rapid Restoration will do a final clean-up of the property to include power washing of the buildings, decks, stairways, and parking lot.

**Homeowner Correspondence**

Resident telephone calls, pets defecating in the court yard and front lawn requested clean-up

Resident telephone calls, cigarettes butts in the court yard requested clean-up.

Homeless persons from RTD dumping cigarette containers looking for cigarettes

**Violations:**

**Financial Reports:** The following financial reports were submitted, Balance Sheet, YTD income and Expense Budget comparison reports, A/R report, Bank statements, and vendor checks for Board signatures. After review by the Board a motion was made to accept the financial reports, the motion was unanimously approved

**Adjournment:** being no further items to discuss the meeting was adjourned at 9:14 p.m.