

## Cottonwood Court HOA Minutes

Date: 8/13/19

Time: 6:53 pm

Location: Cottonwood Condominiums Courtyard

### Attendees:

Member	Role	Present
Tony Lemberger	Manager	X
Beth Michels	Owner Unit 215 and HOA <u>Vice-President</u>	X
Ed Clint	Owner Unit 107 and Board Member	X
Lloyd Gantzer	Owner Unit 105 and Board Member	X
Sean Abbott	Owner Unit 211 and Board Member	X
Kelley Roth	Owner Unit 311 and Board Member	X
T. Rino	Owner of Damaged Unit 103	X
R. Gonzalez	Tenant of Damaged Unit 103	x
M. McCalla	Guest	x
S. Jackson	Guest	x
T. Smith	Guest	x
M. and T. Penman	Guest	x
M. Heyerdahl	Owner of Damaged Unit 313	x
C. Chapin	Owner of Damaged Unit 313	x
A. Carricato	Guest	x
J. Byers	Guest	x

V P

PRESENT

### Approval of Previous Minutes

Issue	Approve Minutes from June 2019 Meeting
Chosen Solution	Minutes will be emailed to board members tomorrow. They will read the minutes and then vote to approve them at the September meeting.



Projected Date of Completion	8/14/19
Motioned By	NA
Seconded By	NA
Vote	NA

Agenda:

1.

Issue	OLD BUSINESS Review 2019 Project List-Attachment
Chosen Solution	Board will review attachment during their own time.
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

2.

Issue	OLD BUSINESS Parking Lot Repairs
Chosen Solution	Work Started 8/12/19 and Completed 8/13/19
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

3.

Issue	OLD BUSINESS 2020 Budget Review
Chosen Solution	Tabled until 9/10/19



Projected Date of Completion	NA
Motioned By	BM
Seconded By	SA
Vote	Beth-y Lloyd-y Sean-y Kelley-y

4.

Issue	OLD BUSINESS Damaged Stucco
Chosen Solution	\$2,500 for repairs to the stucco for same company who installed it. The bill will then be forwarded to the owner that caused the damage.
Projected Date of Completion	ASAP
Motioned By	BM
Seconded By	KR
Vote	Beth-y Lloyd-y Sean-y Kelley-y

5.

Issue	OLD BUSINESS Exterior Dryer Vent Cleaning
Chosen Solution	Completion is scheduled on 9/9/19. Owners have the option to pay \$30 to get the vent cleaned from the interior of their unit. All tenants and owners will receive information via flyer and email (if Rocky Mountain has email address)
Projected Date of Completion	9/9/19 for the vents, 8/14/19 will be mailed to all owners
Motioned By	NA
Seconded By	NA



Vote	NA
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6.

Issue	OLD BUSINESS Light at Dumpster
Chosen Solution	Another light will be ordered and installed. An electrician will be hired for installation.
Projected Date of Completion	9/3/19
Motioned By	NA
Seconded By	NA
Vote	NA

7.

Issue	OLD BUSINESS Slip Resistant Tape
Chosen Solution	Tape will be purchased and installed
Projected Date of Completion	Supposed to be complete week of 8/5, was not. Will be completed week of 8/19/19 by a contractor
Motioned By	NA
Seconded By	NA
Vote	NA

8.

Issue	OLD BUSINESS Smoking Cigarettes on Back Patio, what are the Colorado rules?
Chosen Solution	An example from a different HOA was handed out. Tabled until 9/7/19 while members read information and edit.
Projected Date of Completion	9/7/19
Motioned By	NA



Seconded By	NA
Vote	NA

9.

Issue	OLD BUSINESS Quarterly Newsletters
Chosen Solution	Website quotes will be acquired. Until then newsletters will be quarterly.
Projected Date of Completion	9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

10.

Issue	OLD BUSINESS- Storm doors left open Unit #115
Chosen Solution	Owners were present at meeting, they intend to fix the door within 30 days.
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

11.

Issue	Fire on 8/9/19
Chosen Solution	Please see Fire Minutes from 8/13/19



12.

Issue	Fire Alarm System Metro Fire
Chosen Solution	Tony will research the code via Metro Fire District. After research, quotes will be collected to bring the building up to code.
Projected Date of Completion	Meeting with Metro Fire District will be scheduled this week. Update will be provided at September Board Meeting.
Motioned By	NA
Seconded By	NA
Vote	NA

13.

Issue	Fire Safety Letter to Homeowners
Chosen Solution	NA
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

14.

Issue	Insurance Liability Coverage Owner/HO-6, and HOA...our policy doesn't cover hail and wind damage
Chosen Solution	Owners will be given a letter with the recommendation to purchase HO-6 Coverage. Draft letter will be reviewed by the board and voted upon during September Board Meeting.
Projected Date of Completion	Previous to September Board Meeting 9/7/19
Motioned By	NA



Seconded By	NA
Vote	NA

15.

Issue	Annual Meeting Notice and Budget Ratification
Chosen Solution	Owners will be notified via mail about the meeting.
Projected Date of Completion	Prior to September Board Meeting 9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

16.

Issue	Annual Meeting September 7th, 2019 @ 1:00pm at the Bemis Public Library
Chosen Solution	Owners will be notified via mail about the meeting.
Projected Date of Completion	Prior to September Board Meeting 9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

17.

Issue	Board Positions Open for Election at September's Board Meeting
Chosen Solution	Lloyd's and Kelly's positions will be up this September. Any owners that would like to join the board should come to the September Board Meeting.



Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

18.

Issue	Better Business Bureau and Rocky Mountain Management
Chosen Solution	Tony showed Beth a copy of his Colorado State Real Estate License after today's meeting had adjourned. Beth took a picture of it. The license made no mention of Rocky Mountain Management. Beth will do some research on the topic.
Projected Date of Completion	9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

19.

Issue	New Fence Needs Repair
Chosen Solution	Tony will contact fence company to see if it is under warranty.
Projected Date of Completion	8/14/19
Motioned By	NA
Seconded By	NA
Vote	NA

20.



Issue	Small Fire Outside Unit #113 and #115 Porch Emailed to Management
Chosen Solution	Tony could not provide an explanation as to why he did not respond to the email.
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

21.

Issue	Balconies Used as Storage
Chosen Solution	Item skipped at meeting. Tabled until September.
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA

23.

Issue	Fire Extinguishers
Chosen Solution	Will be brought up during conversation with Metro Fire District. Please see agenda item #12
Projected Date of Completion	NA
Motioned By	NA
Seconded By	NA
Vote	NA



24.

Issue	Trees on the property of the small white house on Nevada are growing into porches and pushing on fences
Chosen Solution	Trees overhanging onto our property will be cut. Quotes will be provided at September meeting.
Projected Date of Completion	9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

25.

Issue	Spot #7 in the Parking Lot is not assigned to a unit
Chosen Solution	Tony will investigate the missing assignment and update the board in September.
Projected Date of Completion	9/7/19
Motioned By	NA
Seconded By	NA
Vote	NA

26.

Issue	Pods being stored in parking lot from victims of the fire
Chosen Solution	Pods may be stored at the Nevada end of the parking lot
Projected Date of Completion	Owners' discretion
Motioned By	BM



Seconded By	KR
Vote	Beth-y Lloyd-y Sean-y Kelley-y

27

Issue	\$200 monthly fee from Rocky Mountain Management for property maintenance
Chosen Solution	A log of property maintenance work will be completed from now until the September Board Meeting. Value will be assessed by the board then.
Projected Date of Completion	8/13/19- 9/7/19
Motioned By	BM
Seconded By	KR
Vote	Beth-y Lloyd-y Sean-y Kelley-y

28

Issue	Meeting Adjourned
Chosen Solution	8:34 pm
Projected Date of Completion	NA
Motioned By	KR
Seconded By	SA
Vote	Beth-y Lloyd-y Sean-y



	Kelley-y
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Tow Motor Cycle Unit #107  
BGM called WYATTS TOWING CO

1105 called BGM Reine Ramours  
from Pragerly



**From:** Beth Michels <michelsfam4@gmail.com>

**To:** Rockymtmgt <Rockymtmgt@aol.com>

**Cc:** Ed Clint <edclint@msn.com>; kelley roth <kelley186@hotmail.com>; lloyd5912 <lloyd5912@comcast.net>; Sean <peaceman@abotek.com>

**Subject:** Re: Board Packet

**Date:** Wed, Aug 14, 2019 8:06 am

**Attachments:** Cottonwood Court HOA Minutes 8.13.19.docx (40K), Cottonwood Court FIRE HOA Minutes.docx (31K)

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Hi Everyone,

First off, thanks to everyone for coming last night and professionally handling the hurdles our little condominium is facing.

Attached are two documents. First, the notes from fire meeting. These are quite vague given I couldn't keep up with all of the information from the restoration company.

Second, the HOA minutes. I've highlighted Tony's tasks and deadlines in yellow and the boards in turquoise.

Our next meeting will be at Bemis on Saturday, September 7th @ 1 pm.

Beth