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COTTONWOOD COURT CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING

April 14, 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 7:14 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 February 11, 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: total limit 3 minutes, no homeowners were present at the meeting

Old Business:

The Board review the 2020 project list submitted; it was determined that the dryer vents at #109, #211, #311 & #313 were not cleaned because of the fire. It was requested that unit dryer vents to be cleaned when the fire-restoration is completed.

The Reserve Work sheet was reviewed, the following items need to be addressed.

- The damaged stucco on building C does need to be repaired. Rapid Restoration to submit a proposal for the stucco repairs
- The east parking lot need resolution for the winter ice-build-up, drain, slope, heat tape, etc.
- Exterior steps per Horizon proposal, power wash, and staining- when the fire restoration is completed
- The tree pruning on Prince Street and the west side of building C have been completed by Keenen Landscape.
- Volunteer Spring projects event has been cancelled due to the COVID-19 Coronavirus Pandemic

New Business:

Request for reimbursement of monies lost during a refinance of Unit 215. Beth Michel's did a handout to the Board for consideration for reimbursement. The Board will vote on the proposal at the next Executive Board Meeting.

Beth Michel's stated that some residents are using their back decks for storage, such as bikes, and items of trash. Requesting notice of violation be sent to owners not in compliance with the HOA Rules & Regulations

Smoking in HOA common areas and dropping cigarette butts on the grounds. A notice can be post at the mail box kiosk.

Homeowner complaints about owners not pick up after their pets were discussed and a notice can be posted on the community bulletin board.

MOTION: Tracy made a motion to have monthly Board meeting until the fire restoration has been completed. The motion was seconded which was approved unanimously by the Board

MOTION: A proposal was submitted to add one new camera to the court yard at a cost of \$785.09. A motion was made by Kelly Roth and second by Sean Abbott- the motion was approved to install a camera at the on-site court yard, was approved unanimously by the Board. Tony said the contractor can install the camera this week.

The Board discussed a HOA website for better communications with the residents. Tony to get bid proposals for the cost to set up a HOA website.

Homeowner Correspondence

None reported

Violations:

Owners not picking up after their pets

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 8:57 p.m.