

## Monroe Place HOA February 24, 2021 Annual Meeting Minutes

### CALL TO ORDER/DETERMINATION OF QUORUM:

The meeting was called to order by Association President, Kevin Salsich.

Residents attending by Zoom were Kevin Salsich, Loyce Forrest, Hartley Goldstone, Kathy Shei, Blake and Joanna Reiter, Sarah and Greg Blake, Doug Capps and Larry Cormier. There was a quorum. Forrest Scruggs from Realty One was also in attendance.

The Minutes of the February 26, 2020 Annual Meeting were approved.

### HOMEOWNER FORUM:

1. Blake and Joanna Reiter reported cracked concrete in their entryway. It was moved and seconded that it be repaired.
2. Kevin reported that he is withholding payment of \$500 owed to the landscaper until the wall project is completed. Some clean-up needs to be done as well and a cap-top for home 222 need to be installed.

### PROPERTY MANAGEMENT/FINANCIAL REPORT:

1. The financial report was reviewed and discussed. The following questions/concerns were raised:
  - a. There are discrepancies in the bank fees and postage line items.
  - b. Forrest was asked where the expense amount came from under the category, "lighting repairs". He said it was based on previous years expenses. It was agreed that there is no reason to create a "Lighting" category and the expense should be placed under "Building and Repairs". It was also agreed that to provide consistency in categories, "Landscaping" should be included under "Grounds".
  - c. Forrest said there is a mistake in the financials for The RealtyOne management fees. It is \$3300 rather than \$3,000. Larry Cormier asked if we will be receiving a revised P & L and Forrest said he would get one to everyone.
  - d. The financials, with the requested changes was approved.

### OPEN ISSUES:

1. Larry asked what the amount will be to finish the landscaping project. Kevin agreed to provide Loyce with the names of other landscapers. Loyce will then contact them and request bids to be provided to residents for review, discussion and approval. There was a general wish list discussed for plantings including maintaining existing plants that are in good condition. Sarah asked for a space in the front of their home for sitting in the sun.
2. Kevin agreed to obtain bids for concrete work/repairs needed.
3. Loyce and Hartley asked for approval for installation of a flood light on the south side of their residence. The request was approved.
4. Kevin asked that homeowners be more diligent about following the rules for the compost, recycling and trash bins. There is a Styrofoam recycling location at Iliff and Quebec that is run by the City and County of Denver.
5. Kevin Salish was unanimously approved to continue as HOA President. Loyce Forrest was unanimously elected as Secretary. Sarah was thanked for her good work as outgoing secretary.

Kevin moved to adjourn the meeting and Hartley seconded the motion.