

MINUTES
Marshall Park Villas Condominium Association
Regular Board of Directors Meeting
April 28, 2022
7:00 p.m. Teleconference

The meeting was called to Order at 7:00 p.m.

In attendance: Debbie Vaughan, Board President; Board members: Beverly Zeller, Keith Kahler, Hayley Coniglio; Forrest Scruggs of Realty One, Inc.

Minutes for the meetings of 10-27-21-Regular Board Meeting and 12-8-21-Special Meeting were approved with no changes as moved by Beverly Zeller and seconded by Keith Kahler.

Financial Report Realty One, Inc.

- Questions on current or previous financials
 - Owner Betz is behind on dues by \$1,930 as of March, 2022. This continues to be a regular, ongoing problem since 2018 for which Realty One has continuously sent statements, payment plans, fines, etc. to no avail. The account has been turned over to collections.
 - ACTION: Debbie suggested going to talk to the Owner. Will ask Realty One if there are any ramifications to this.
 -
- STATE OF FINANCES
 - \$11,000 transferred from Reserves to checking since January just to cover shortfall in operating expenses.
 - Will need to limit repairs to emergency or those to preserve integrity of structures
 - We under budgeted for known expenses, leaving no cushion for unexpected increases (landscaping, insurance, snow removal).
 - An amount for painting will need to be added to the budget next year

Invoices or receipts for approval

- Receipt for \$6.79 - Reimbursement to Debbie Vaughan for printer paper – unanimously approved for reimbursement

FOR DISCUSSION AND ACTION

Structural

- Security bars
 - The Board is still in a quandary about removing the bars.
 - Attorney recommended to draft a resolution stating that the safety bars are not part of the window - \$395. Also offered to draft letter to owners about legal and other reasons for removal and instruct that owners are responsible for their own safety – estimate around \$400-ish. This protects the association from future law suits.
 - Beverly Zeller will be working with a handyman and try to get a sense of what he would charge for removal in hopes to lower cost.
 - Balance in Reserves may not allow any removal this year.
 - Could draft letter and resolution this year and remove next year, allowing time for owners to install interior bars if desired.
 - Potential to send out a questionnaire to owners getting feedback
 - Debbie will talk to Forrest for further input (his mic could not be unmuted during meeting), and report to the Board.

-
- Work request 6512 W. 34th
 - **Do not do anything at this time. Owner has not submitted formal work request.**

Painting

- Work request 6512 W. 34th
 - Paint chipping on siding – on hold until handyman hired – update by Beverly Zeller
- Paint touchup at various units: Beverly Zeller has taken gone around to look at the buildings and identified areas that could use paint touchup (man doors, garage doors, windows, steps, etc.) and will be working with a handyman to get an estimate for touchup.

Landscaping

- USG Landscape contract for 2022
 - Review for information purposes
 - Costs increased by 10% instead of the previously anticipated 2.5%
 - Increase costs in everything: tools and equipment, chemicals, labor, fuel, tires...
 - Still under budget because bush trimming that was budgeted was not included in contract
 - Costs could go over budget if fuel surcharges; depends on gas prices
 - Hayley Coniglio brought up her concerns about putting chemicals on the grass. It was explained that our landscapers are not heavy-handed when it comes to chemical weed kill, etc. and instead prefer to get the grass healthy to choke out the weeds. However, because of the drought, the weeds are taking over and spraying will be done to keep them in check. Typically spraying occurs 1 to 2 times per season, and sprinklers dilute the chemicals in between those times.

Trees and Bushes

- USG did not include bush trimming in contract as previously discussed. Aaron said they will do spring trimming at no charge.

Sprinklers

- Leak in Cul de Sac around 6525/6527 and 6555/6557
 - Update from Aaaron/USG:
Sprinklers are being activated and tested, etc. during last week in April, and efforts to locate the source of the leak began on 4/28. Aaron said the back flows in that area will not be pressurized until they find the source of the leak.

Other Business

- Snow removal
 - Current for 2022
 - \$12,925 total spent January through March
 - (\$1,925) over budget before end of year
 - Board has been given information to make calls to get comparison bids, if possible.
- Handyman bids
 - Beverly Zeller has found an insured handyman that she will test on a personal project and also get input about various small projects in the Association.
- Review of Board Member Basics Class put on by Altitude Law and attended by Haley Coniglio, who will send her notes/questions and associated power point to the Board.

Newsletter

- List items to include in Spring newsletter – NOT DISCUSSED

New Business

- Units for sale
 - 3320 Marshall, 3380 Marshall, and potentially 3315 Marshall
- Broken posts in perimeter fence behind 3382 and 3460 Marshall – Bev is trying to get a hold of the fence company

- Paint on concrete at 3342 – Owner painted front steps and entryway concrete without consulting the Board. The Board feels Realty One should send a warning letter and he should be required to remove the paint, as it will wear over a short time and sets a precedent that creates additional maintenance for the Association. Beverly will consult a concrete company to find out how paint can be removed.
- Work Request – 3360 Marshall-Owner to add motion sensor light and camera at their cost. Request unanimously approved
- New Board member needed. Adam Ibbison announced he is resigning from the Board because he and Kim are putting their unit up for sale.
 - Debbie will contact Tony Maffeo to see if he would agree to join the Board.

Meeting Adjourned at: 7:56 p.m.

FOLLOWUP CONVERSATION WITH FORREST SCRUGGS REGARDING SECURITY BARS

1. Bars are grandfathered in and were likely installed according to code at the time, so no requirement for them to be removed. It is a question of egress and safety from break-in. Not an easy decision.
2. Leans toward leaving well-enough alone; however, safety is a concern.
3. He agreed with Debbie's suggestion to do a questionnaire to get feedback on removal vs. keep. Also, to add a requirement that owners do a periodic check of any bars that open to make sure they function, that all occupants know how to work them, and that any keys are nearby and/or a copy made and put in a visible place.