

# **GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION BOARD MEETING MINUTES**

**July 18, 2018**

**Call to Order:** The meeting was called to order at 7:00pm.

**Roll Call:** Board members present were Elliott Smith, Lisa Legard, Bettie Roney and Forrest Scruggs from Realty One, Inc. was also present.

**The April 18, 2018 Board of Director's Minutes were approved.**

## **Property Management Report:**

- Financials: Forrest Scruggs review the Financials.

## **Open Issues:**

- Aside from the 6955 B, Mariposa with the AC, all units are in compliance – Get ahold of owner and determine when it was done and get a copy of approval or fix.
- Roof damage on 6970 A, Navajo – Dave's number is not accepting calls
- Foundation inspection on 6970 A, Navajo late July (20<sup>th</sup>) – Friday at 11am, Rod Martins Foundation Construction – preventative maintenance with getting sealant on sidewalks by buildings
- Elliott Smith to make inventory of alley damage for pot holes and sealant around sidewalks and buildings.
- Pool keys – Realty One, Inc. will have spare keys, look into key tags

## **New Business:**

- Smoking and idling in the alley impacts D & A Unit owners – Write Rule idea and send to Board of Directors and Realty One, Inc.
- Landscaping topics – Winter maintenance, lawn care/sprinklers, tree trimming – Approve tree trimming and send email
- Building painting – 2 tone for hail damaged buildings – get estimate
- HOA info newsletters – get reviewed by HOA and by Realty One, Inc.
- HOA Bylaw review (e.g. security cameras, etc)
- D unit leaks in 3 buildings – 6990 fixed, others need to be notified. Is the HOA responsible for replacing the ceiling panels or the D unit owners? - Answer is D unit owners, put in newsletter to check for this.
- Get other meetings changed to start at 6:30pm
- John Steinmeier is in bad shape

**Meeting adjourned:**

# **GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION BOARD MEETING MINUTES**

**April 18, 2018**

**Call to Order:** The meeting was called to order at 7:00pm.

**Roll Call:** Board members present were Elliott Smith, Lisa Legard, Bettie Roney and Forrest Scruggs from Realty One, Inc. was also present.  
There were two homeowners present, Dave Adams and LeRoy Hokr

**Approval of October 18, 2017 Board of Director's Minutes:** Approved with adjourn time.

## **Property Management Report:**

- Financials: Forrest Scruggs review the Financials.

## **Open Issues:**

- Asphalt damage in north and south alley, need to get repaired-estimate. Elliott Smith to follow-up with Forrest Scruggs, Realty One, Inc
- Renters notification of HOA policies – Pool key tags, Forrest Scruggs will notify owners to send tenants Rules and Regulations
- 6950A – Sewer, need cleanout scheduled, set up Colorado Sewer annually, June 1 or July 1
- 6955C – Satellite Dish Violation – Discussion, dish still there, need to determine if any repairs are needed. Colorado roofing to check while cleaning gutters. Forrest Scruggs to follow-up
- 6955B – Response, need to review in more detail
- 6955E – Dish was put on roof, Elliott Smith said not now
- 6910D – Response- Set up of remaining dish supports – Wilson Works will get a proposal
- 6920A – Begin fines if no response after next notice
- Elliott Smith – Structural problems where water is getting into crawl space. Need structural person to review, begin with 6970A and B. Forrest Scruggs to follow-up with company
- Sealant on sidewalks needs to be reviewed, (not just in front of building)
- Gutters to be cleaned twice a year, spring and fall -- Colorado Roofing could do this.

## **New Business:**

- Elliott Smith fixed his tub overflow in the wall
- Letter to "D: units about overflow valve problem
- Conrad issue is settled
- Bob Wilson – pothole by his unit, south alley
- 7970A – Call structural, Bobs Basement Repairs (Name)

- Dog waste
  - (1) Notification - potential to use take a bag/leave a bag station
  - (2) Vendor Cost – increase \$10.00 HOA fee for dog owners
  - (3) Observe, if conditions improve over the summer
- Dish Mounts – Bob Wilson to bid
- Painting review
- Rebar on jersey barriers was damaged, drains damaged as well during snow. Some need to be replaced.
- 6955 A Check for leaks
- Sprinklers on now
- Pool – Open Memorial Day
- No more ice slicer
- Several trees need to be trimmed – Wilson Works to give proposal on lower branches, on the pines that need it

**Meeting adjourned: 8:20**

# **GLENRIDGE HOMEOWNERS ASSOCIATION**

## **ANNUAL MEETING**

**Wednesday, January 17, 2018, 7:00pm**  
**Scott Carpenter School**

- 1. Call to Order:** Meeting was called to order by John Steinmeyer at 7:00pm.
- 2. Quorum:** Board Members Lisa LeGarde, Bettie Roney and John Steinmeyer introduced themselves, a quorum was established.
- 3. Minutes:** Minutes of January 18, 2017 Annual Meeting were approved, motion by John Steinmeyer, Bettie Roney second it and all were in favor.

Introduced Elliott Smith as president; Bettie Roney made a motion, Lisa Legard seconded.

#### **4. Homeowners Forum:**

- Dave Adams #6970A – leak into A unit from D unit, several have this problem on the Navajo side, inspector found sinking, ceilings separating.
- 6950 Navajo by the big cottonwood – need to schedule root cleanout from sewer.
- Sewer annual inspections - Colorado sewer setup regular.

#### **5. Property Management Report:**

- Financial Report provided by handout, no discussion.

#### **6. Open Issues:**

- 6920 D ran cable down side of building, dish not approved.
- 6920 C has loud garage door opener.

#### **7. New Business:**

- Organize inspection on D units for the overflows from tub.
- Dryer vents – Get bids for annual clean out.
- Privacy fences not allowed – One left, owner can take down, not sure what unit, it came from audience.

- 8. Meeting adjourned:** Motion, Bettie Roney, seconded.