

LYC Board Meeting 4/6/19

Attendees: Kathleen, Marilyn M., Molly, Marilyn L., Detlef

The minutes of the last board meeting were approved.

**PROPERTY MANAGEMENT REPORT**

Assessment money's coming in well. 6 people are using assessment payment plan. And 6 people have not paid in anything, many people have paid in full.

\$3,500 from our expense fund was used to pay the down payment for wall construction.

Cintas Fee, \$1,800, was for a repair at 6840. There were more related fees as well.

Marilyn M. has a sheet from Cintas of what needs to be inspected and verified. It includes back flow checks, although we have another company that has done a previous check.

Inspections were not done on fire suppression systems throughout our buildings. We need to have them all inspected. Forrest will have it done.

Marilyn M. has a turn-off valve installed for her half of building 6840 and she's informed all affected by it.

Water valves in suppression closet at 6840 have been replaced.

Firebox is at 6850 and being monitored by DRH.

Marilyn M. suggested each building should have their own keys in lock boxes at each electrical closet. Marilyn M. will purchase lock boxes and have extra keys made and distribute them to a board member in each building.

## **WALL**

Hogan wants to start April 22<sup>nd</sup>. They'll store equipment and loading ramp in East Parking lot. Forrest will call Erin at LCM, 303-221-1117, to notify of the parking lot use. Bricks will match present retaining wall.

Kathleen will create a letter to notify homeowners of project start time and parking lot use. She'll print and distribute for each building.

Forrest will get the engineer's report from Hogan this week and send it on to us. Detlef believes that if we have a good report for the lake wall, the engineer doesn't know their business. We would like to know the life expectancy of the lower walls so we can start saving up for repairs if needed.

## **EASEMENT and POOL ISSUES**

Pool and Landscaping are two different issues in the easement agreement.

Both are under question of being re-assessed.

We've paid \$1,000 to LYCI for pool in 2016.

Proactively we could pay \$1,000 a year for pool fees despite not getting any (contracted) invoices to show us pool costs. If they accept the check, it's an agreement. It would be best if we check our idea out with a lawyer. Authorization was given to Forrest to contact a lawyer if he deems it necessary. He would send the check from Reality One. Write 2017 Full Payment on check or what legally binds.

## **PRE-PAYING PRINCIPLE ON LOAN**

Pre-paying principle, with a payment of \$2,000 a month, can save us a great deal of money, Molly proposed. Do we have enough monthly disposable monthly income to cover that payment? We'll revisit the issue at next HOA meeting.

## **RULES AND REGS**

Update: REL has been changed to Realty One throughout the rules and regs posted on our website. Molly signed it. We will revisit rules and regs at a later meeting to see if changes may be needed.

Our govenorances were updated by lawyer, to be legally Colorado current.

Rules and regs are general property rules that can be changed and updated.

Declarations are specific details to the rules, same as Covenantces.

By-laws are process regulations on how to create and revise rules and regs.

## **SPRING WALK THROUGH**

Property work through would include all seen needs on a list and would be prioritize later. We'll decide a date to do it together as a team.

## **SWALLOWS**

Keep fire doors closed to prohibit nesting.

Use bird spikes to prevent nesting.

Use extender brushes to knock down *empty* nests.

**PACKET**

Kathleen made vital stats packet copies and will send them to Forrest and Realty One. We need to discuss packet contents and a committee will do the work. We will post it on our website.

**RESERVE STUDY**

The study is set aside for a later time after retaining wall construction is done.

Molly closed the meeting.

Our next board meeting is: June 1, 2019, Saturday