

FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

Annual Meeting Minutes

Wednesday, April 26, 2023

Washington Heights Arts Center

1. **Call to Order:** Cindy Ayde (Cindy) called the meeting to order at 6:30 pm with Board Members Jeff Jacobs (Jeff) and Gordon Corn (Gordon) also hosting the meeting. A quorum was established with 5 proxies and 9 ownerships present.

2. **Minutes:** Minutes of the April 26, 2022 Annual Meeting were approved with a motion by Gordon and a second by Ken Gallegos.

3. **Property Management Report: Financial Report -** Jeff reviewed the financials for January through December 2022 with numerous comments on several "high" items, including a negative cash flow condition for the year, snow removal and pet waste provider. The 2023 Budget was approved.

4. **Open Issues:** The Board reviewed several meetings which recently concluded in the cleaning out and installation of a new manhole cover near the north end entrance of the complex. Repair work has been completed by Alpine Air and Rose Paving. Completion of the concrete patches of the drives ways also noted at a cost of approximately \$22,000.

5. **New Business:** The Election of 2023 Board was conducted with Cindy being elected President, Jeff as Treasurer and Gordon as Secretary. A litany of issues were discussed, some of which resulted in approved motions and some of which were placed on a "Task and Follow-up" list as follows.
 - a. Our financial condition needs attention and commitment. A resolution was passed to increase monthly dues by \$10 or from \$240 to \$250, effective July 1, 2023.
 - b. The effectiveness of the pet clean up vendor was discussed and a resolution passed to instruct Realty One to terminate that contract and service effective as soon as permitted subject to our contractual obligations and without penalty to us.
 - c. Board was instructed to contact Realty One to have fruit (apple) trees trimmed and to rake and clean up the fruit under and around these several trees. These areas are both unsightly and may be a liability issue.

d. Ken Gallegos, unit 52 brought to the Board's attention that some of the mail box doors in our mail kiosk do not properly lock. First, the Board will inquire if the post office can remedy the situation. Second, Board will request a lock smith visit the issue.

e. Board was asked to evaluate the cleanness of the exteriors of our buildings to determine if (1) they should be power washed (2) bird nests and such be removed from the down spout areas where needed (3) that down spouts needing repair be identified and scheduled for repair.

f. Board was asked to evaluate and propose a possible "heat tape" solution to the ice buildup in north facing gutters and down drains with respect to that feasibility and cost..

g. Board was asked to inspect and determine repairs needed on complex shutters.

6. Meeting Adjourned.: No further business being brought forward, Cindy called for the meeting to be adjourned at 7:00 pm.
