

MINUTES
Marshall Park Villas Condominium Association
Regular Board of Directors Meeting
April 23, 2020

The meeting was called to order at 7:00 p.m. The meeting was done by a teleconference because of the Covid19 Pandemic shutdown. Keith Kahler motioned with second by Jo Ann Van Trump to accept the December 18, 2019 minutes, which were sent out by email. The Minutes were accepted with no amendments.

Financials

Forest Scruggs, with Realty One, went over the financials from January 1, 2020 thru March 31, 2020. Everything was in order. Beverly Zeller had previously asked about investing some of the money from our reserve fund. Forrest explained that we did not have enough money to invest.

Budget 2020

On December 27, 2019 the 2020 Budget was approved in order to send it to owners by December 30, 2019 deadline. All the board members voted yes for the proposed 2020 Budget except Beverly Zeller.

Landscaping and Trees

Four bids for landscaping services were presented to the Board in February 2020. USG was chosen on March 17, 2020. All board members voted yes except Beverly Zeller.

Down To Earth Tree Specialist, - Arthur Castillo, will be performing bush trimming along with tree care in 2020 and submitting a new proposal. An accepted proposal from September, 2019 for tree and bush trimming/removal was completed on April 1, 2020. Invoice for \$1,875 has been paid.

Snow Removal

After concerns were expressed about cost by one of the board members, Realty One made the following changes with USG in March, 2020:

Trigger depth changed to 3". "Standing plow, with rubber protection on the blade to back drag the driveways, if possible.

Gary Best expressed concerns that the change would result in greater hazard and safety issues. Debbie Vaughan suggested keeping the trigger at 3" into the first few snows of fall/winter 2020 and discuss changing back to 2" if not satisfactory. Can discuss further in the fall.

Roofs/Gutters/Drainage

6525/6527 W. 34th Ave. -Beverly Zeller will find a contractor for the underground drainage issues/water in basement.

The Spring 2020 gutter cleaning was completed on April 1 by Down To Earth/Arthur Castillo; \$1,400 (first ½ of yearly bid) has been paid.

Structural

3362 Marshall St.

Chimney/water and mold in units –Final reconstruction work was completed on March 11, 2020 by Salomon Brothers, LLC. – Invoice No. 816 - \$4,282.49 was paid in March. Forrest spoke to owner, Cynthia Massey at completion of project and reported that she was pleased and happy with final work. David Salomon said he sent pictures to Forrest. The board decided to obtain a signed release from Cynthia Massey. Forrest will send a release form to Cynthia Massey. Paperwork and pictures are on file with Realty One.

6525/6527 W. 34th Ave.

The owner at 6525 (Zeller) reported water inside the fireplace.

Chimney crowns inspections

Work request was submitted. Forrest will work with Debbie Vaughan's recommendations and try to find other contractors.

Fencing

6505 W. 34th Ave.

On April 16, 2020, Pat Salvucci sent email to President Debbie Vaughan, asking about repairs to her privacy fencing, and the possibility of changing style or type, and whether the Association is planning any upcoming work. Debbie Vaughan replied by email that privacy fencing is the responsibility of the Owner, and that any requests for work with plans and details should be submitted to Realty One via the Architectural Request Form. Also, that the style/type of exterior HOA fencing, to which her privacy fencing attaches, would not likely change.

Perimeter Fencing

JoAnn Van Trump will lead effort to take pictures of problem areas of the Marshall Park perimeter fence and submit work request to Realty One.

Painting

Forrest will check with NexGen about a painting schedule.

Other Business

The Revised Rules and Regulations document was passed out at the Annual Meeting on January 30, 2020. Owners who were not in attendance were mailed copies by Realty One.

Debbie Vaughan attended a Board Member Basics class given by Altitude Law Firm and gave a review. Debbie recommended that other board members take the class.

There was no new business

The meeting was adjourned at 7:45 p.m.