

Vance Street Townhomes
March 1, 2018
(Recorded by Hufford & Co., Inc.)

Neil McGinley called the meeting to order at 6:30 p.m.

Present: Neil McGinley, Lois Tate, Karl Mathews
Hufford & Co., Inc.

Minutes: The minutes were reviewed for September 13, 2017.

Financial:

The Cash Flow statements were reviewed for September 2017 thru Feb. 2018.

Topics of Discussion:

Hufford & Co., Inc. advised the Board they would no longer be managing any HOA's as of the end of March. Barbara will be retiring. Realty One is willing to take over the management following Hufford & Co., Inc.'s contact and management for one year. The Board can look at other management companies to compare, if they would like. After some discussion it was decided they would probably go with Realty One, but want to set up a meeting with Forrest Scruggs before making a final decision.

The foreclosure was put in place for #13635. On February 9, Sandoval and the Board agreed to a payment plan: \$1,700 on 2/169/18, \$800 on the 10th of each month until paid off.

#1399 has a lien on their unit and turned over to the attorney for the special assessment. The management company cannot get a response from them. The unit is a rental and we do not have contact information for the owners.

Consolidated Mutual Water contacted us, they need to meet with a plumber to determine if there is adequate backflow protection. It is required to protect the water distribution system from potential cross connection. It was determined a backflow preventer is needed at each building at a cost of \$3,978.00. Lakewood Plumbing was also authorized to install a green mesh cage for \$1,880 to prevent the valve from being stolen. The lock combination will be given to the Board and the landscape company.

In August, State Farm sent the HOA a check for \$5,992.87. According to Colorado law, this was for a unilateral rate increase between 2012 and 2016 they did not notify us of.

It was noted Grandvale (next door) trimmed some branches on our property.

We should be receiving the tax return any day now. Neil or Lois will need to sign the return.

The meeting adjourned at 7:20 p.m.

The next meeting will be scheduled with Forrest Scruggs, Realty One.