

HOA Meeting December 20th

Attendees:

- Nan Bishop
- Kori Chubb
- Bryce Cumming
- Liz Wenzel
- Charles Kluko
- Kelly Kluko

Parking Lot Update

- Share dates with the community
- Trash, deliveries, cars and mail - Pause or redirect

Monthly Expenses (try to help answer the question, "What does my \$475 cover?")

- Do we need to talk to the city about the water bill? Any leaks? Running toilets?
- *Re-market community insurance next year*

Board only:

- 2023 budget approval – Approved.
- Renters (Keeping in touch with Connor)
- Colorado Sewer conversation - Talk to Dana.

November 15th HOA Meeting

Attendance:

- Nick Bishop
- Lauren Nelson
- Charlie Kluko
- Kelly Kluko
- Liz Wenzel
- Ashley Loe

First docket item:

1. Snow Removal Company Search (*this has now been dealt with*)
 - a. Ashley Loe to reach out to Applewood (local vendor)
 - b. Nick to also research additional companies

Second docket item:

2. Reviewed mitigation issues west of the building
 - a. Additional members outside of the board were not as familiar with the water and foundation concerns and what Grad A was completing for the community and for Unit E.

Third docket item:

3. Parking lot:
 - Reviewed map of proposed concrete work provided by Sherrick.
 - Discussed water flow concerns and delegated contractor research - who can potentially scope drainage and confirm we do not have water issues under the lot prior to replacing with concrete?
4. Drainage Research
 - Property Drainage (larger drains between the units. Water should be flowing down into the parking lot. Is that happening?)
 - Nick to offer up a recommendation on drainage consultant
 - Other consultations to be sought

Fourth docket item:

5. Board vote to present community with loan resolution if we receive pre-approval for loan (funds for capital improvement project):
 - a. Liz Wenzel – Yes
 - b. Ashley Loe – Yes
 - c. Kluko's – Yes
 - d. Bryce Cummings - Yes

OCTOBER 19th HOA MEETING

Bryce Cumming <brycedc19@gmail.com>

Wed 11/2/2022 11:26 AM

To: operations realtyone-co.com <operations@realtyone-co.com>

OCTOBER 19th HOA MEETING

Landscaping on north east side of the building. Mitigate water away from the foundation, repair gutters and window wells. Grad A Excavating came in with 5k. We know it's high but it came out to be a unanimous vote yes

- Bryce Cumming- yes
- Ashley Loe- Yes
- Liz Wentzel-Yes
- Kelly Kluko-Yes

Next Docket

Assessment for the parking lot of 5k (quotes are coming in around 50k and since we can't get helped with a loan this is our plan of action) we want to implement a payment plan with realty ones help like we've done in the past. One payment due by end of the year (2500) next payment due in February (2500) We also will take realty ones advice in payment plan structure. Unanimous Yes

- Bryce Cumming- yes
- Ashley Loe- Yes
- Liz Wentzel-Yes
- Kelly Kluko-Yes

Last issue in the docket 12 month live in clause before making a rental. We want to make sure that people live in the unit for a full 12 months before making it rental property. We know this needs to be added in bylaws which takes lawyer fees. Unanimous vote yes

- Bryce Cumming- yes
- Ashley Loe- Yes
- Liz Wentzel-Yes
- Kelly Kluko-Yes