

August 16, 2022

Vance Townhome Association Minutes

Tuesday 2022/08/16 meeting notes

Present: Joe, Karl, Forrest, Neil.

Covered Financials, Forest's HOA-Management report.

Old Business:

Trees scheduled to be trimmed maybe this fall ?

New Business:

"Good-Electric" - \$13,500 for replacing 13 Federal Pacific Stablok Electric Panels, and two in the basements, APPROVED .

"Rock Property Services" - Fiberglass Patio Dividers secured, South # 1365, 1367, 1371. NORTH dividers need to be checked.

Still need to provide estimate North Basement Stairwell , "Fall-Hazard" from State Farm list. My suggestion was attach Chain-Link-Fence , (YELLOW, below), around South Basement Stairwell-Railing. We'll need verification from State Farm that's adequate.

Bump in West end of center sidewalk needs a "ramp" estimate .

Sidewalks

Sidewalks must be level and unbroken to reduce the risk of a slip/trip or fall injury to residents, workers and guests. Please have the westsidewalk between the buildings repaired by a licensed, insured paving contractor. Colorado-Mechanical , Karl needs to explain large amount of "soot" seen removed from NORTH Boiler, (probably same situation in SOUTH Boiler). Boilers need to be looked at/maintained so we get through winter 2023 .

Meeting adjourned 6:40 – ish .

1. Roll Call

- a. Joe DelNero
- b. Doug
- c. Karl Matthews
- d. Cody and Katie
- e. Kate Kamraman
- f. Neil McGinley
- g. Forrest

2. Approval of Minutes:

- a. Neil to approve minutes / Seconded

3. Property Management Report / Financials

- a. \$89K in the bank

4. Old Business

- a. South Building's conduit eaves detaching from building near 1375. **Forrest will call.**
- b. Xfinity/Comcast Cable attached to rain gutter on North Building over North Driveway. **Comcast did respond, but not yet done. Better to have Karl or Cody call with his Comcast number specifically. Cody or Karl will plan to call with their service plan.**
- c. Pine beetle / Ash Trees: **Dana + Forrest are getting an estimate for vaccination. Bid hasn't been gotten yet. But company's are saying that pine beetles aren't in the area right now, so not worth the vaccination right now. \$2,200.**
- d. Tree branches following: **Still looking at a more substantial tree trimming. \$1,600 to trim the trees. Green light. Forrest is going to schedule.**
- e. Juniper trees were taken down but stumps are still an issue and sticking up out of the ground. Potential eyesore or trip hazard. **Doug is going to bring equipment home from work to grind the stumps down. We'll need to decide if we want them fully removed.**
- f. Landscaping options to replace junipers. Best time to plant is early spring. Neil suggests two rows of four small evergreens that will get to be about 10' tall. Homeowners with opinions are encouraged to suggest options or do independent research to bring to the board. Karl thinks that doing some river rock landscaping could be nice. Neil thinks two rows of trees. Potential to defer to Roark and Doug for the privacy. Doug is flexible on the landscaping. **Forrest is going to get estimates ranging from general 2" river rock stones, a small shrub rows, or a few rows of trees.**
- g. Wind knocked over fiberglass divider in south building parking area. **Fixed one, two are detached from the patio. Broken off. Company might be coming back. So check back in. 1365 has flimsy sheet metal so isn't actually fixed. Only connected at one point instead. Don't think they're done yet. Forrest can call to confirm that they aren't done. Forrest to check in to see if they're finished. Karl's unit needs work too (1391).**
- h. North Basement window grate - we have the security grate. **Forrest to call window repair people to replace window and screen. Foothills Glass was going to call Karl as point person, if they can't get Karl, try Neil.**
- i. Boiler failure last month was due to the heat pump being permanently on and a faulty solenoid valve. Colorado Mechanical thinks it's close to failure. **Forrest to get estimates on replacing the boiler. Options. Schedule for 2023 potentially. Do both buildings at once. But replace both boilers at once. Maybe one in '23 and one in '24 potentially. South Building's is worse.**
- j. Damage to the South building's West fence by a UPS truck trying to squeeze around the corner, 2022/01/03. Kate potentially to reach out to UPS.

5. New Business

- a. I noticed our annual meeting and our fall meeting are only about a month apart? Aug 16 and Sept. 13, 2022 - Do we have thoughts on adjusting that to be more spread?
- b. Potential for rock landscaping along the front/near Vance.
- c. More homeless traffic camping out and looking around. Neil thoughts on signage for no trespassing. Are we legally able to post those signs? Potential for a gated fence? No Trespassing signs. If owners want to do some motion lights. Neil and Cody are going to receipt and reimburse. And hang up around the complex.
- d.

6. Adjourn

May 10, 2022

Vance Townhome Association Minutes

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- d. Cody and Katie
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Feb. 8, 2022

Vance Townhome Association Minutes

1) Roll Call

- a) Neil
- b) Karl
- c) Joe
- d) Tyler
- e) Forrest
- f) Cody & Katie
- g) Doug

2) Approval of Minutes

3) Property Management Report / Financials - Forrest

- a) Finances are still very stable. Not currently looking to increase HOA fees. Plenty of money in the reserves.
- b) Voted to approve finances. Seconded.

4) Old Business

- a) South Building's conduit eaves detaching from building near 1375. **Forrest will call.**
- b) Xfinity/Comcast Cable attached to rain gutter on North Building over North Driveway. **Forrest to call again.**
- c) North Laundry Room leak: Fixed. Tabling discussion about CoinTech and vendors and purchasing laundry machines since most owners have laundry in-unit.
- d) Pine beetle / Ash Trees: **Dana + Forrest are getting an estimate for vaccination.**
- e) Tree branches following: **Still looking at a more substantial tree trimming.**
- f) Hot water exchanger, Expansion Tank Rubber: **Choice Mechanical fixed this issue. No more black pebbles in water.**

5) **New Business**

- a) Juniper trees were taken down but stumps are still an issue and sticking up out of the ground. Potential eyesore or trip hazard. **Doug is going to bring equipment home from work to grind the stumps down. We'll need to decide if we want them fully removed.**
- b) Landscaping options to replace junipers. Best time to plant is early spring. Neil suggests small evergreens that will get to be about 10' tall. Homeowners with opinions are encouraged to suggest options or do independent research to bring to the board.
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- f) Damage to the South building's West fence by a UPS truck trying to squeeze around the corner, 2022/01/03

Meeting adjourned at 6:38 p.m.

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