

Estes Square Homeowners Meeting October 20th 2022 7:00 PM MT

Attending: Majorie, John, Pam, Desiree, Marcia, Angel, Lynn, Theresea, Matt, Anonymous
303****594

Regrets: Lucy, Forrest

Agenda

- Next meetings:
 - April 16th 2023
 - August 20th 2023
 - December 2023
- Financial Status
 - As of September 30th 2022:
 - Operations: **\$21,333.30**
 - Reserves: **\$26,746.68**
- Update to collection policies in regards to HB22-1137
 - Approved by board 10/20/22
- Snow removal for 2022-2023
 - Contract with *Westside Grounds* (10/01/22-05/31/23)
 - Additional services solicited for pre/post storm ice treatment
- Boiler repairs in A building
 - *Mac Vik* bid approved by board 10/20/22
- Discussion of current landscaping
 - How satisfied are we?
 - Happy with tree removal
 - Particularly north parking lot
 - Gutters need to be cleared of leaves
 - May ask westside grounds
 - May use a power washer
 - One bush by dumpster missed during trimming
 - Litter found in bush
 - Should we aerate the grass?
- Upcoming events:
 - Sprinkler system blowout completed 10/7/22
 - Water shutoff in A building
 - To be scheduled
 - Chris Perkins (A1) to handle communication with residents
 - Four leave removals, to be scheduled
- Reminder: external modifications to the property need to be approved by the HOA before the modifications are made.
 - Can result in fines if not approved beforehand

- AOB:
 - Mold inspection
 - Noticed in G28, check your storage units!
 - Pam has contact,
 - E building gutter repairs
 - Outside water usage
 - Disconnect your hoses before the freeze
 - Still need to fix the C-Building spigot.... (sorry Theresea)
 - Need parking stops
 - Fences,.....

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Attending:

Agenda

- Next meetings:
 - 2023 schedule to be decided this meeting
- Financial Status
 - As of September 30th 2022:
 - Operations: **\$21,333.30**
 - Reserves: **\$26,746.68**
- Update to collection policies in regards to HB22-1137
 - To be voted on by board at or before this meeting
- Snow removal for 2022-2023
 - Contract with *Westside Grounds* (10/01/22-05/31/23)
 - Additional services requested for pre/post storm ice treatment
- Boiler repairs in A building
 - *Mac Vik* bid to be voted on by the board at or before this meeting
- Discussion of current landscaping
 - How satisfied are we?
- Upcoming events:
 - Sprinkler system blowout completed 10/7/22
 - Water shutoff in A building
 - To be scheduled
 - Chris Perkins (A1) to handle communication with residents
- AOB:

Estes Square Homeowners Meeting July 28th 2022 6:30 PM MT

Attending: Jim, George, John, Lucy, Marcia, Bill, Matt, Theresa, Pam

Agenda

- Next meetings:
 - Oct 20 2022
- Financial Status
 - As of June 30th 2021:
 - Operations: **\$6,924.13**
 - Reserves: **\$31,389.13**
- Update to collection policies in regards to HB22-1137
 - New policies to be posted online once updated:
<http://www.realtyone-co.com/estes-square-condo-assoc..html>
- Upcoming events:
 - Tree removal August 15th-17th
 - Should replace the trees that are removed
 - TruGreen weed removal –upcoming
 - BBQ was a success! Another one?
- Garbage disposal
 - Don't dump mattresses or other large items by the dumpster
 - Our trash company does not take these
- More sustainable lawn options...
 - Water prices will only increase
 - Legislation for replacing lawns?
 - Good options to look at for inspiration around us
 - Decrease costs and improve sustainability
 - Start by targeting specific areas
 - Maybe put benches or other places to sit?
 - Would attract homeless people out front
 - Small improvements every year?
- AOB:
 - Sprinkler system
 - Currently a black box, no owners understand how it works
 - Lucy has experience with systems like this. Willing to take a look.
 - Problems with vagrants around property
 - Looking for solutions
 - Cameras introduce liability to HOA
 - What color do we paint things?
 - Should we standardize?
 - Do we know what colors we are currently using?

Estes Square Homeowners Meeting April 21st 2022 7:00 PM MT

Attending: Marcia, Debbie, Forrest, Pam, Therressa, Angel, Matt, Monica, Desiree, Lynn, John Bill Hyde, George

Agenda

- Next meetings:
 - July 21 2022
 - Oct 20 2022
- Financial Status
 - Month-to-month break down of spending:
<https://docs.google.com/spreadsheets/d/1lxNINW28SOOMyFesPkP2zVRCJaK3J4AZBBHPSuTAIkW/edit?usp=sharing>
 - As of March 31st 2021:
 - Operations: **\$10,552.80**
 - Reserves: **\$23,818.10**
 - G28 foreclosure process ongoing
 - Sale set for June 23rd
- Lawn Care
 - Westside grounds contracted for weekly mowing (Mondays)
 - Sprinkler system started/inspected
 - Hedging done and scheduled 2 additional times this summer
 - Leaf removal included in monthly costs
 - May need to pay more if there are too many leaves
 - An arborist has been contacted.
 - Trees to be pruned:
 - In front of property on Estes St
 - West side of courtyard by C-16
 - Stump in middle of courtyard
 - In front of 24E by lilac bush
 - Behind 27E (maybe on neighboring property)
 - By small parking lot (elm trees) beetle problem
 - Care around electrical lines
 - Will visually inspect all other trees
 - Hourly rate (\$120/hr)
 - Weed removal, true green unresponsive. May look at other options
- Snow removal changes to be requested for next year:
 - Shovel all stairs and walkways
 - Remind them of parking stops
 - Different approach to drain area
 - Ask them to hand shovel that area and inbetween cars

- Property maintenance
 - Parking lot in poor shape
 - Lines scheduled to be repainted in ~3 weeks
 - E25's parking spot in north lot – massive hole
 - Total rebuild in the neighborhood of \$80,000
 - Fences need to be repaired
 - Garbage area
 - A2, A6, B7, B9
 - Gate by north side walkway
 - Support from E building residents
 - Desire to standardize color of doors and style of unit numbers
 - Repair/replace trim around doors/windows
 - Power wash/repair stucco
 - Gutter by E24 needs to be repaired
 - Water connections broken on B, C and G buildings
 - Overhang by B11 is rotten
 - Drain most likely clogged
 - Damaging stucco
 - Wasp infestation nested near there
 - F stairway to be looked at
 - Should install parking stops as requested by Estes Village apartments after fence installation.
 - Looking for local “handyman”/small business that can be contacted for smaller items.
- Board Elections
 - George Filippatos (C-17) gfilippatos7@gmail.com
 - John Magnum (A-5) john.p.magnum@hotmail.com
 - Pam Smith (B-12) pamsmith2082@gmail.com
- Any other business
 - A1, currently vacant. Needs repairs.
 - Inhabitability affecting neighbors
 - Gutter clearing
 - Stair painting
 - Need to define/figure out when HOA or residents are responsible
 - Should curate a vendor list for doors, windows, etc.