

PRELIMINARY MINUTES

SUBJECT TO NEXT BOARD MEETING APPROVAL

BOARD OF DIRECTORS MEETING

Thursday, April 18, 2024

Location: 3rd Floor Conference Room of Parker Station

Attendees: President – Ty Pippin – Present

Vice President – Patricia Ross – Present

Treasurer – Lowell Willock – Present

Secretary – Susan Caudill – Not Present

Member at Large – Fred McCarthy – Present

Community Manager – Laura Williams – Present

I. CALL TO ORDER

6:02 PM

II. GENERAL SESSION (BOARD Q & A)

III. APPROVAL OF MINUTES

Fred moved to accept the minutes as presented from the April 11, 2024, meeting. Lowell seconded and the motion was unanimously approved.

Patricia moved to approve the executive meeting minutes for April 11, 2024 and Ty seconded the motion. The motion was unanimously approved.

IV. FINANCIAL REPORT

Lowell presented the financial report. The financial committee has a scheduled meeting with Nadia to convert to cash. Discussed painting project and mobilization fee.

V. HOMEOWNER COMMUNICATION (3 Minutes Each)

Virigina S. questioned if the new recommendations sent to the management. Please review and ask that you approve the recommended change.

Janet T. first thank you as volunteers. Requested to revisit Civility Pledge. Second, with regard to the budget. Several items could be reduced. Next, please renew Laura's contract. Next, regarding insurance, taking a loan to pay the deficit for the insurance isn't probably the answer. That should be an item put before the homeowners. Lastly, with regard to the water pilot test, we would

like to have gotten more information and have several questions. At least one unit is empty, what happens if a unit is sold, will each homeowner be apprised of results, where will unit be installed, what is the end result being sought. Ty and Fred replied to most of Janet's questions. The board is constantly looking for ways to cut costs. Fred explained the water test pilot program was an attempt to find a possible solution, but it is a fact-finding mission at this time.

Karen R requested to get Laura's contract signed. Also, please stop with the arguing and disrespectful comments to Laura and each other. Please make these meetings productive. If roll off is reduced, will we reduce the cost of trash removal?

Patty K stated she took a tour of the water dept. Water costs will continue to climb. She sent Laura an invitation to the HOA Summit. She will attend.

Lisa M also wanted to encourage the board to sign Laura's contract and put the issue to rest. Also, the treatment of each other needs to be kind.

Angela C. why do we have a roll off? Each homeowner should be responsible for disposal of their own large items.

VI. COMMITTEE REPORTS

- a. **Finance Committee** – Lowell reported that he and Susan have a meeting with Nadia. He also stated they have a meeting with Stacey to discuss bookkeeping services.
- b. **Water Committee** – Water is slowly moving forward. Fred stated he had done a quick analysis of the new bill. Lowell suggested that Parker Water has a way to get all the bills in one place.
- c. **Painting Committee** – We need to resolve the mobilization issue to determine a start date. Also, have investigated the curb painting project. He estimated the project to be about \$15-17,000 for the project. The board has approved that the project to begin.

VII. MANAGER'S REPORT was presented by Laura Williams.

Laura presented her manager's report. Patricia requested a 2nd shade sail to be installed at the pool.

VIII. OLD BUSINESS

- a. **E-Unify** – Lowell question why the number of homeowners is growing. It was the number of pages is increasing, not the number of homeowners.
- b. **Paint Project** – Previously discussed.
- c. **Special Assessment Update** - Special Assessment was set to the side by changing the fiscal year to a calendar year.

IX. NEW BUSINESS

- a. **Budget (7/1-12/31/2024)** – Ty explained that at the special assessment meeting, the board voted to change the fiscal year to a calendar year. Patricia discussed our insurance renewal. Sebastian, our USI representative

is estimating approximately \$471475 for the current renewal rate. We need to reassess the value of our community as we no longer have guaranteed replacement coverage. He would like to have a Zoom call with the Board. Discussed breaking out trash contract vs extra trash pickup before printing. Lowell made a motion to approve the budget and resulting assessments. Fred seconded the motion. The motion passed unanimously. The board has until Wednesday at noon to suggest any corrections before Laura starts copying to mail. There is a significant increase in dues. This increase is mainly due to the 6-month budget and the increase in the insurance costs. Question regarding possibly making the homeowner responsible for their own exterior insurance coverage. Patricia explained the difficulty with that avenue.

- b. E-unify** – Previously discussed.
- c. AirBnB** – We have written up and fined both units.
- d. Unapproved Charging Station** – The power cord used to charge the Tesla is still on the common area ground. It needs to be removed.
- e. Pool Party** – Patricia suggested a hotdog stand vs having our regular cookout as it might be more cost effective. After a brief discussion among the board, it was decided to move forward with the pool party as usual.
- f. Confluence Builders** – Several members of the board had a Zoom Meeting with the Confluence Builders. Laura handed out the plans for the dividing fence. The board would like to have an onsite walk around with the builders.
- g. Management Contract** – The board will go into executive session to discuss Laura’s contract.

X. EXECUTIVE SESSION

8:30 PM

A motion was made by Fred to go into Executive Session for an employee contract discussion. The motion was seconded by Patricia and the vote was unanimously approved.

At 8:49p pm Fred made a motion to close the executive session and resume the general session. Patricia seconded and the motion was unanimously approved.

XI. CLOSING EXECUTIVE SESSION

8:49P

A motion was made to approve the new and extended contract for Laura (the CAM) as written and ending on December 31, 2024.

A motion has been made by Fred to amend the motion to reflect the adoption of a timeline for the hiring of a replacement for the Cam (Laura) to put a deadline on the hiring of her replacement by July 1, 20024.

Both the motion and the amendment passed 4 to 0 with no dissenting votes

XII. SUGGESTIONS FOR FUTURE BUSINESS

XIII. SET NEXT MEETING DATE, TIME, PLACE

The next Board meeting will be held on Thursday, April 18, 2024, at 6:15 pm and will be held at PACE Center, as well as on Zoom.

XIV. ADJOURNMENT

9:02 pm

Fred made a motion to adjourn the meeting, Lowell seconded. The vote was unanimously approved.