

**SPYGLASS TOWNHOMES AT WILDERNEST
BOARD OF DIRECTORS MEETING
June 1, 2021**

I. Call to Order

The Spyglass Condominium Association Board of Directors Meeting was called to order by Jason Randall at 4:44 p.m. via videoconference.

Board Members Participating Were:

Jason Randall, Acting President, #115
Amy Corsinita, #81
Madison Tomson, #53

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources was recording secretary.

II. Approval of Previous Meeting Minutes

Motion: Amy Corsinita moved to approve the minutes of the April 7, 2021 Board Meeting as presented. Madison Tomson seconded and the motion carried.

III. Administrative Report

A. Financial Report as of April 30, 2021

Madison Tomson reported that the Association was operating in line with the budget. It appears the Insurance line item will be over budget. There was some income for violation fees.

Amy Corsinita noted that the visitor parking sign needs to be repaired and an owner was parked on the gravel this weekend. A notice should be placed on the car if this reoccurs.

There was discussion about the building valuation.

Action Item: Gary Nicholds will contact the insurance agent about the reconstruction cost coverage.

IV. BPM Management Report

A. Roof Vent Caps

The roof vent caps have been repaired.

B. Bid for Full Replacement of Heat Tape

Eric Nicholds had Summit Electric look at the heat tape outlets. They found two that were not working. They suggested replacing all of them with covered outlets. They will provide a report and cost estimate. Eric recommended replacing the heat tape with new higher grade heat tape.

C. *Garage Door Proposal*

The garage door proposal for replacement of all 66 garage doors was forwarded to the Board for review. The Board discussed replacing only the doors in poor condition given the high cost of construction materials this summer, the door color options and the option of a faux wood appearance to eliminate the need for painting.

Action Item: Gary Nicholds will ask the painting contractor when he plans to start work.

Action Item: Eric Nicholds will ask the vendor to recommend a finish that is durable and easy to replace and determine the lead time for the order.

V. **Old Business**

There was no Old Business.

VI. **New Business**

A. *Dumpster Issues*

There is a large wooden gate at the dumpster that needs to be broken apart and put in the dumpster. Jason Randall commented that the dumpster was jammed full of boxes, which prevented the lid from closing and allowed access by a bear or raccoon. There was discussion about replacing one of the dumpsters with one that has a lighter plastic lid. Jason said the Board was not consulted when the dumpsters were switched out.

Action Item: Eric Nicholds will break down the wooden gate.

B. *Owner Workday or Garage Sale*

The Board agreed not to hold an Owner Workday this year. The next communication to all owners should include reminders about recycling, breaking down boxes, cleaning out dryer vents and the garage sale, with the date to be determined (sometime in August).

VII. **Set Next Board Meeting Dates**

The next Board Meeting was scheduled for Wednesday, September 1, 2021 at 4:30 p.m.

VIII. **Adjournment**

Motion: Amy Corsinita moved to adjourn at 5:24 p.m. Madison Tomson seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature