

**SPYGLASS TOWNHOMES AT WILDERNEST
BOARD OF DIRECTORS MEETING
January 29, 2025**

I. CALL MEETING TO ORDER & INTRODUCTIONS

The Spyglass Condominium Association Board of Directors Meeting was called to order at 4:02 p.m. in the BPM Conference Room and via videoconference.

Board Members Participating Were:

Jason Randall, President, #115

Amy Corsinita, Secretary, #81

Madison Tomson, Treasurer, #53 (present)

Bill Albert, Director, #64

Representing Basic Property Management (BPM) were Gary Nicholds, Eric Nicholds, Jason Blarjeske and Madison Tomson. Monique Dabrowsky of Summit Management Resources transcribed the minutes from recording.

II. APPROVAL OF LAST BOARD MINUTES

Motion: Bill Albert moved to approve the minutes of the September 11, 2024 Board Meeting as presented. Amy Corsinita seconded and the motion carried.

III. OWNER COMMENTS

There were no owner comments.

IV. ADMINISTRATIVE REPORT

A. Financial Report

Madison Tomson reported that as of December 31, 2024, Operating Cash was \$70,371 and Reserve Cash was \$574,379 for a total of \$644,750. There was a year-to-date net deficit of \$13,626 in Operating and net income of \$74,150 in Reserves for overall net income of \$60,524. The deficit was related to unbudgeted snow removal hauling. A new account has been created to track snow hauling expenses for the current year.

B. Check Register

The September check register total was \$33,055.68, October was \$9,833.22, November was \$8,498.31 and December was \$23,158.17.

Motion: Jason Randall moved to approve the financials and the check register from September through December. Bill Albert seconded and the motion carried.

V. OLD BUSINESS

A. Winter Items (General Update)

Eric Nicholds stated that EJ has been doing the plowing and shoveling. There have not been many complaints about the shoveling. EJ agreed to be less aggressive pushing snow to the left side by the Lodgepole units. The Lodgepole owners have not complained since the snow has been moved closer to the garage. The Board discussed the lack of snow storage at length and how to best manage this. Jason Randall was concerned about blocking access to entrances for his neighbors. Amy Corsinita commented that if there is a

big storm in April, the Board should consider using the south end visitor parking to store snow. Madison Tomson said EJ will honor the bid but has realized he grossly underestimated how many trips he would need to take and it is extremely likely the pricing will be higher in the future. Madison has asked EJ to first use the area by the fire hydrant for snow storage.

B. Roof & Ice Leaks

Jason Randall's roof has leaked again. Sean Hogan has been in contact with him and multiple companies have been on the roof. The leak may be caused by condensation. Ice and water shield was added in the fall as well as new shingles. Eric Nicholds is working with Sean Hogan to determine next steps. Eric suggested putting a fan or dehumidifier in the crawl space if the issue is condensation. Jason Randall believes that since his neighbor's unit is higher than his, water may be getting in between the siding. This has been a reoccurring issue for the past few years. The Board discussed ripping out the drywall to identify the source and determine if there is mold. It is believed the problem is ice-related since the area does not leak in the summer.

Action Item: Eric Nicholds will ask Sean Hogan if he is willing to cut out the drywall and investigate this issue. If not, another contractor will be contacted.

VI. NEW BUSINESS

A. Corporate Transparency Act - Updates

The requirement for registration has been stayed. Existing registrations will remain in place.

VII. INSURANCE

Madison Tomson has contacted State Farm, a broker who works with Safeco and other providers. She is waiting for quotes. State Farm is currently the only insurance provider that is allowing grills.

Action Item: Madison Tomson will share the quotes with the Board once received.

VIII. SET NEXT MEETING DATE

The next Board of Directors Meeting will be held on Wednesday, March 26, 2024 at 4:00 p.m.

IX. ADJOURNMENT

Motion: Madison Tomson moved to adjourn at 4:50 p.m. Jason Randall seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature