

**SPYGLASS TOWNHOMES AT WILDERNEST
BOARD OF DIRECTORS MEETING
JANUARY 16, 2019**

I. CALL MEETING TO ORDER

The Spyglass Condominium Association Board of Directors Meeting was called to order by Molly Tompkins at 4:36 p.m. in the Basic Property Management Conference Room.

Board Members Present Were:

Molly Tompkins, #12

Jason Randall, #15

Amy Corsinita, #81

Owner Norm Crawford, #79 was a guest at the meeting.

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

II. BOARD APPOINTMENT

Motion: Molly Tompkins motioned to appoint Norm Crawford to the Board to replace Laura Lierz. Jason Randall seconded and the motion carried.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Molly Tompkins motioned to approve the July 11, 2018 and October 13, 2018 Board Meeting minutes as presented. Jason Randall seconded and the motion carried.

III. FINANCIAL REPORT

A. Year-to-Date Balance Sheet as of December 31, 2018

1. Operating Cash - \$230,828
2. Reserve Cash - \$452,913
3. Total Checking/Savings - \$683,741

The CD that expired this month was renewed at 1.6% maturing on 8/12/19.

B. Year-to-Date Profit & Loss as of December 31, 2018

Gary Nicholds reported that the Association ended the month with a year-to-date Operating surplus of \$18,643 and a Reserve surplus of \$118,283 for a combined surplus of \$136,925. All Snow Removal accounts were under budget. There was \$42,762 collected for the Resale Reserve Contribution.

Motion: Molly Tompkins motioned to accept the financial report. Amy Corsinita seconded and the motion carried.

IV. PROPERTY MANAGEMENT REPORT

A. Asphalt Overlay

A-Peak indicated that the existing bid amount should be increased 2% - 3%. Donato Lipari was on site with Columbine and will obtain a second bid. The contractors are recommending a concrete pan in the middle of the driveway to improve drainage. The Board agreed this should be done. Removing the timbers and sculpting the driveways is not included in the bid. Gary Nicholds recommended making a decision by the end of the month so the work can be scheduled.

Action Item: Gary Nicholds will ask the contractors to provide a recommendation regarding the walls and grading after Columbine submits their bid.

B. Property Appraisal

The appraisal was completed and the insured value was increased.

C. Snow Removal & Icicles

Action Item: Basic Property Management will draft a reminder to owners regarding icicle removal procedures.

D. Dumpster Signage

There was general discussion about unauthorized and improper use of the dumpster.

Action Item: Oscar will be asked to shovel behind the dumpster and in front of the dumpster enclosure.

Motion: Amy Corsinita motioned to post a “No Dumping –Violators Will Be Prosecuted” sign on the exterior of the dumpster shed. Molly Tompkins seconded and the motion carried.

E. Culvert Update

Gary Nicholds has asked RKR to place boulders around the culvert to protect it.

V. OLD BUSINESS

A. Lights & Pedestals

The existing light poles are very light, are easily blown over and some are rotting. They could be replaced with dark sky compliant fixtures on pedestals. The estimated cost is \$1,000/pedestal for materials and labor, assuming the wiring is in good condition. Owners should be asked to notify management if they have wiring issues going across the driveway since they should be addressed before the asphalt overlay. New lighting should be installed on the property sign.

Action Item: Molly Tompkins will talk to Shelly about light designs and will research options.

B. Dumpster Enclosure

The Board tabled discussion based on the other higher priority upcoming projects.

C. Garage Door Weather Stripping

The Board discussed who is responsible for the garage door weather stripping. There was general agreement that owners should be told it is their responsibility.

VI. NEW BUSINESS

A. Work Day Schedule

The Work Day was scheduled for June 22, 2019.

B. Garage Sale

The garage sale was tentatively scheduled for July 20, 2019.

VII. SET NEXT MEETING DATE

The next meetings were tentatively set for April 10, 2019 and July 10, 2019 at 4:30 p.m.

VIII. ADJOURNMENT

Motion: Amy Corsinita motioned to adjourn the meeting at 5:45 p.m.

Approved By: _____ Date: _____
Board Member Signature