

**SPYGLASS TOWNHOMES AT WILDERNEST
BOARD OF DIRECTORS MEETING
APRIL 10, 2019**

I. CALL MEETING TO ORDER

The Spyglass Condominium Association Board of Directors Meeting was called to order by Molly Tompkins at 4:30 p.m. in the Basic Property Management Conference Room.

Board Members Present Were:

Molly Tompkins, #12

Jason Randall, #15

Amy Corsinita, #81

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Amy Corsinita motioned to approve the January 16, 2019 Board Meeting minutes as presented. Jason Randall seconded and the motion carried.

III. FINANCIAL REPORT

A. Year-to-Date Balance Sheet as of March 31, 2019

1. Operating Cash - \$95,313

2. Reserve Cash - \$571,195

B. Year-to-Date Profit & Loss as of March 31, 2019

Gary Nicholds reported that the Association ended the month with a year-to-date Operating deficit of \$47,185 and a Reserve surplus of \$23,599 for a combined deficit of \$23,586. The Operating deficit was primarily due to a \$27,890 combined overage in the snow removal accounts.

Motion: Jason Randall motioned to accept the financial report. Molly Tompkins seconded and the motion carried.

IV. PROPERTY MANAGEMENT REPORT

A. Leaks & Repairs in 57, 77 and 115

There was a leak into the garage of 57. The end of the drain was buried in snow. The split pipe needs to be replaced and new drywall installed. There was a leaking gasket around a pipe on 57. An ice dam formed over 115. The window sill warped due to the moisture. Gary Nicholds has been in contact with all affected owners and is working on lining up the contractor to make the repairs.

B. *Snow & Icicle Removal*
The heavy snowfall this winter necessitated some roof snow and icicle removal.

C. *Dumpster Signage*
Action Item: Eric Nicholds will install the new sign on the outside of the shed by the doggie bag station this week.

V. NEW BUSINESS

A. *Validate Vote to Approve Columbine Hills Bid*
Motion: Jason Randall motioned to validate the approval of the Columbine Hills bid for asphalt repairs. Molly Tompkins seconded and the motion carried.

VI. OLD BUSINESS

A. *Asphalt Overlay Discussion*
This agenda item was not discussed.

B. *Lights & Pedestals*
Schmidt Electric provided a bid for both the lights and concrete pedestals but subsequently decided he did not want to take on the concrete. While this project is in progress, it would make sense to trench new lines for the one or two owners whose garage electric lines are not working. Molly Tompkins suggested having all the lines checked.

Action Item: Molly Tompkins will approach Donato Lipari about serving as the general contractor for this project and what he would charge.

Action Item: Management will obtain a bid for concrete sauna tubes.

Action Item: Management will schedule a meeting with Schmidt Electric.

C. *Work Day Schedule*
The Work Day will be scheduled once the timeframe for the asphalt work has been established.

D. *Garage Sale*
The tentative garage sale date of July 20, 2019 no longer works for Amy Corsinita. It will be rescheduled for another date.

E. *Painting*
Action Item: Gary Nicholds will check the email from the painting contractor to determine which buildings were scheduled for this year to start the rotation and the amount of the bid.

F. *Cap*
Eric Nicholds found the cap for the hole in the middle of the driveway and replaced it.

G. Property Sign Light

Molly Tompkins commented that the sign light shines upwards, which is not dark sky compliant. This should be addressed when the electrician is on site. Eric Nicholds said the light could be replaced with a gooseneck.

VII. SET NEXT MEETING DATE

The next meeting was tentatively set for July 10, 2019 at 4:30 p.m.

VIII. ADJOURNMENT

Motion: Jason Randall motioned to adjourn the meeting at 5:39 p.m. Molly Tompkins seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature