

**1201 Balsam Owners Association  
ANNUAL HOMEOWNERS MEETING  
Monday December 14, 2020**

---

**MINUTES**

The meeting was called to order at 6:07 pm.

Present were: Bill Goodrich, Ann Obenchain, Laurie Dougherty, Max Hollingsworth and Mark Bianci, plus 2 proxies. Helen Cartwright attended from Creekside Community Association Management. A quorum is present.

Meeting Notices:

Meeting notices were mailed to all owners on November 27, 2021.

Approval of 2019 Minutes:

Matthew moved to approve the minutes of the Annual Meeting held on December 18, 2019. Bill seconded the motion, which passed unanimously.

President's Report:

Bill reviewed the HOA activities for the year.

We replaced the concrete at the rear and front of the building. The area was extended at the back to make space for seating around the fire pit.

Some modifications were made to the boiler piping. This will minimize the buildup of soot on the burners which will prolong the life of the boiler.

The board approved installing Amazon key which links with our entry system to allow deliveries to be brought directly into the building.

We added some taller patio furniture to match the new table and chairs to be more accessible.

Treasurer's Report:

At the end of November, 2020 we had \$2100.37 in the checking account and \$49,594.75 in the reserve account. Income is right on budget. Grounds maintenance is a little over budget, but overall expenses are normal. We spent some of the reserve funds on replacing the concrete.

2021 Budget:

The Board approved a budget with no dues increase. Bill moved to reject the budget. No-one seconded the motion, and no-one was in favor. The motion did not pass. The 2021 budget is approved as presented.

Election of Directors:

Max Hollingsworth is up for re-election. Matthew moved to elect Max for another three year term. Ann seconded the motion, which passed unanimously.

Other Business:

We will retest the radon when it is convenient for the tenant in unit 102. Bill has been tracking the levels in unit 101 and they have been normal.

The floor in unit 102 has been refinished.

The fire extinguishers will be tested again next year.

Thanks to Matthew and Max for changing hallway lightbulbs when they go out.

New Business:

Other projects being considered are planting shrubs to screen the firepit area and getting a stone facing for the fire pit.

There are some scuffs on the paintwork by the back door. We will ask the cleaner to wipe them down and will paint the walls if this is ineffective.

There is an Xcel meter box in the walkway that needs to be made flush with the concrete.

The meeting was adjourned at 6:37 pm.