

**1201 Balsam Owners Association
ANNUAL HOMEOWNERS MEETING
Monday December 16, 2019**

MINUTES

The meeting was called to order at 6:06 pm.

Present were: Bill Goodrich, Matthew Kaliara, Max Hollingsworth, Ann Obenchain and Katie Hegg, plus 3 proxies. Helen Cartwright attended from Creekside Community Association Management. A quorum is present.

Meeting Notices:

Meeting notices were mailed to all owners on December 2, 2019.

Approval of 2019 Minutes:

Bill moved to approve the minutes of the Annual Meeting held on December 17, 2018. Matthew seconded the motion, which passed unanimously.

President's Report:

Matthew replaced Katie and Max replaced Eric on the board this year and they will serve the remaining time on the terms.

Projects in the last year included replacing some planting in the landscape, purchasing new patio furniture and installing a new fire pit in the patio area. Several areas of the hallways were repainted and we did some repairs on the hot water boiler.

There was a drain back up in condo #102 caused by improper use of the garbage disposal in one or more of the units. We had all the lower level drain lines cleared and there will be repairs to do to the floor in #102.

The entry system has been working fine and we decided to stay with the same snow removal contractor.

The trees on the east side of the parking spaces were trimmed. Boulder Medical Center trimmed the large tree in their parking area adjacent to 1201 Balsam.

Treasurer's Report:

At the end of November we had \$1753.26 in the checking account and \$67,070.76 in the reserve account. Income is in line with the budget. Expenses are over-budget in building repairs, snow removal and grounds maintenance. Transfers to the reserve account are a couple of months behind as a result. We also spent some of the reserve funds on improving the patio area.

2020 Budget:

The Board approved a budget with a 2.5% dues increase, to cover increased expenses and maintain reserve savings. Bill moved to reject the budget. No-one seconded the motion, and no-one was in favor. The motion did not pass. The 2020 budget is approved as presented. Statements will be sent to owners with the new dues amounts.

Election of Directors:

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

Other Business:

We will have the radon re-tested in 2020 to be sure that the mitigation system is still functioning correctly.

The fire extinguishers were serviced in January 2019.

Max will get a bike lock to secure the patio furniture to the eyebolt attached to the concrete. We will put the code and the instructions for the fire pit on the notice board in the back entryway.

Helen will get a new entry fob for Max.

Matthew will change out bulbs on the lights that are out.

The meeting was adjourned at 6:49 pm.