

**1201 Balsam Owners Association
ANNUAL HOMEOWNERS MEETING
Monday December 8, 2021**

MINUTES

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

Present were: Laurie Dougherty, Max Hollingsworth, Matthew Kaliara, Margareta Bancroft, Lisa Eggers, Katie Dunn and Bill Goodrich, 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 24, 2021.

Approval of 2020 Minutes:

Matthew moved to approve the minutes of the Annual Meeting held on December 14, 2020. Katie seconded the motion, which passed unanimously.

President's Report:

Bill reported that it has been a fairly quiet year for the HOA. We did some work in the landscaping replacing dead plants and re-sodding a damaged area of grass. Three garage doors were replaced, and three others were repaired with panels from the old doors.

The building was retested for radon and while there continues to be a vast improvement in the radon levels on the ground floor, unit 102 continues to have slightly elevated levels. The board is considering options on how to address this – it is complicated by the building layout. Either a new suction point can be installed inside the condo or we can put in more efficient fans to the existing suction points.

Treasurer's Report:

At the end of November 2021 we had total assets of \$56,524.18. All income and expenses are in line with the budget, with the exception of some additional expenses for grounds maintenance.

2022 Budget:

We do anticipate higher operating costs for 2022, so next year's budget has a 3% dues increase. Bill made a motion to reject the budget. No-one seconded the motion, which did not proceed to a vote.

2022 Projects:

Projects that are being considered for 2022 are replacing the gas grill, painting the hallways as needed, and planting some shrubs around the grill area as a sound and visual barrier from the traffic on Broadway. The radon system will be upgraded.

Election of Directors:

Bill Goodrich is up for re-election. Margareta moved to elect Bill for another three-year term. Katie seconded the motion, which passed unanimously. Matthew will be moving out of state in the net year, so we will have a vacancy for a new board member coming up.

Homeowner Concerns:

Margareta had some damage to the fridge in unit #306 from a power surge after an outage. Each unit has it's own Xcel meter for electricity so owners could install their own surge protectors

The meeting was adjourned at 6:53 pm.