

1201 Balsam Owners Association
Board of Directors Meeting
Monday June 25, 2018

MINUTES

The meeting was called to order at 6:04 pm.

Present were: Bill Goodrich, Katie Dunn, Eric Gershon and Michael Lirtzman. Helen Cartwright attended from Creekside Community Association Management. A quorum is present.

Approval of Minutes:

Bill moved to approve the minutes of the March 26, 2018 meeting. Eric seconded the motion, which passed unanimously.

Manager's Report:

There are still some dead branches in the tree at the south east of the property. Helen will check with Reinholt Tree.

We still need to decide if it is a good idea to replace the upright juniper in the back, or maybe try a similar tree such as a columnar buckthorn. Helen will check with Bowman.

Katie has an appointment with Meyers to inspect her A/C on July 6, so they can let us know which condenser is making the loud noise.

Financial Statements:

At the end of May 2018 we have \$5,988.01 in checking and \$64,068.17 in savings. We are slightly under budget on income year to date as a couple of owners are behind in paying dues. Helen will send reminder statements.

Insurance continues to be under budget, utilities are right on budget, and repairs and maintenance are also slightly under budget. We have been making transfers to the reserve account.

Katie moved to approve the May 2018 financial statements. Eric seconded the motion, which passed unanimously.

Old Business:

Concrete repair: This is not an urgent repair. We will re-consider after the radon project.

Patio Chairs & Umbrella: This is still outstanding.

Updating Rules: This is also still outstanding.

Cleaning Drains: The drains for the 4 lower units were cleared. Helen will check with the owner of unit 104 to see if their issues have resolved.

Gutter Cleaning: Helen will arrange for the gutters to be cleaned.

New Business:

Radon Testing / Mitigation: The tenant in unit 102 did a home radon test which gave a high reading, so the association contracted with Foothills Radon for professional testing. The readings in the 4 lower units ranged from 1.6 to 12.4. The EPA recommends mitigation at readings of 4.0 and above. Foothills Radon are preparing a proposal for mitigation. They will also investigate why the readings for unit 102 are higher.

Entry System: We have received bids on replacing the entry system. Buffalo Security's system was \$6,843.83 and Legacy Lock's system was \$5,961.27. This will also be reconsidered once the radon mitigation has been completed. The existing system has been working fine recently.

Homeowners' Concerns:

Bill asked about painting the garage trim. We will schedule this for next spring.

The sprinklers from the Brownstones next door are leaking onto the back pathway at 1201. Helen will contact their manager to ask them to adjust their irrigation schedule.

Next Meeting Date:

The next meeting date will be at 6 pm on Monday September 17, 2018 at The Studio.

The meeting was adjourned at 6:56 pm.