

1201 Balsam Owners Association
Board of Directors Meeting
Tuesday June 29, 2021

MINUTES

Board members present: Bill Goodrich, Matthew Kaliara and Max Hollingsworth. A quorum is present.

Helen Cartwright attended from Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 6:04 pm.

Approval of Minutes:

Bill moved to approve the minutes of the April 29, 2021 meeting. Matthew seconded the motion, which passed unanimously.

Manager's Report:

We will put collecting quarters from the laundry machines on a regular schedule to avoid issues with them not working.

The board will consider putting a resident's outdoor couch in the common area.

Financial Statements:

At the end of May 2021 there is \$2,821.77 in the checking account and \$52,080.15 the reserve savings account. Income is right on budget, and overall expenses are under budget despite snow removal costs exceeding the annual budgeted amount.

Bill moved to approve the May 2021 financial statements. Max seconded the motion, which passed unanimously.

Old Business:

Radon testing: Bill moved to approve the proposal for testing from Ace Radon. Matthew seconded the motion, which passed unanimously. The testing will be arranged for the fall when it is easier to keep windows closed for a couple of days. We will look for creative solutions to add more suction if necessary. Any additional piping should not be installed on the front of the building.

Facing on fire pit: Bill still has this on his list to arrange a stone facing for the fire pit.

Xcel Meter cover: Xcel has now informed us that this cover is not theirs. They suggest that it belongs to either Comcast or Centurylink. Helen will follow up.

Garage door replacements: The contractor is waiting for the doors to be delivered.

Carpet cleaning: Helen will set this up in the next week or so.

New Business:

Landscape Updates: Bill moved to approve the landscaping updates bid from Bowman. Matthew seconded the motion which passed unanimously. We will add replacing two additional shrubs by the rear fence. Helen will check with Lorri on the square footage of the area of damaged grass that needs repairing.

Planting a hedge to help with sound reduction by the patio will cost around \$5,000 or more. We will reconsider this again next spring.

Window Cleaning This will be done later in the summer.

Energy Use in Garages: We have 2 years of figures for electricity use in the garages and it appears that charging an electric car does have a noticeable effect on the Xcel bill. Helen will get 2 more years of figures to Max. We will come up with a standard monthly fee to apply when residents are charging a vehicle in their garage.

Next Meeting Date:

The next board meeting will be at 6:00 pm on Monday September 27, 2021. A location will be decided nearer the time.

The meeting was adjourned at 6:49 pm.