

1201 Balsam Owners Association
Board of Directors Meeting
Monday March 25

MINUTES

Board members present: Bill Goodrich, Katie Dunn and Eric Gershon.
Owners present: Kelly Davis
Helen Cartwright attended from Creekside Community Association Management.

The meeting was called to order at 6:10 pm. A quorum is present.

Approval of Minutes:

Bill moved to approve the minutes of the September 17, 2018 meeting. Katie seconded the motion, which passed unanimously.

Manager's Report:

Helen will contact the snow removal company about getting the shoveling done right the first time, and also request that they do not pile snow by the mailboxes. We will get a tub and ice melt that residents can use if necessary.

Helen will follow up with Garvins Sewer Service on the drain cleaning for unit 102.

Bill will look into installing caeserstone window sills to mitigate issues with condensation. Kelly suggested using a bathroom paint in the window area to minimize water getting into the drywall. Owners could replace windows at their own expense, but they would need to match the look of the existing windows from the outside at least. HOA approval would be required and agreement on future maintenance.

The board agreed that Bill and Jen can store their fridge in the laundry room for around three weeks while flood damage is repaired in their condo. We will send a note to owners that this is a one off situation due to extenuating circumstances. Storage in common areas can be approved on a case by case basis, for a specific time period, at the board's discretion.

Financial Statements:

At the end of February 2019 we have \$62,682.72 in checking and \$72,243.19 in savings. We are meeting the budget for income, and expenses are normal for the time of year. One owner is two months behind on paying dues and a few others missed the dues increase. Statements have been sent to all and most payments have been received.

Bill moved to approve the February 2019 financial statements. Katie seconded the motion, which passed unanimously.

Old Business:

Concrete repair: The board decided to not consider addressing the concrete at this time.

Patio Chairs & Umbrella: Bill is researching ideas for the patio area.

Entry System: The entry system has been working fine so this will be tabled until a time when it begins to malfunction again. We will order 20 new fobs.

New Business:

Interior Painting: We will get a bid from Erik Lind Painting to touch up the paint in the entryway, and also to paint the stair handrails. We will consider re-painting the entire interior hallways in a couple of years.

Garage Door Painting: Helen will check with Mark if there is an alternative to requiring owners to opening their garage doors, as the board felt that owners may not be comfortable with giving out their opener codes. Maybe an HOA representative could be present when the work is being done. Or owners could be given the option of not having the gasket painted (if that is the reason for needing the doors opened).

Carpet Cleaning: It has been 2 years since the hallway carpets have been cleaned. We will schedule this for early summer this year.

Gutter Cleaning: Helen will check with Gutter It for the best timing for cleaning the gutters.

Window Cleaning: This will get scheduled for the summer.

Insurance: We received a comparison bid from State Farm for \$20,000. The current annual premium from American Family is \$8,000. American Family were not able to find less expensive coverage through other providers. There are limited options for insuring HOAs and Helen recommends that the board stays with American Family.

New Business:

2019 Grounds Maintenance: Bowman Landscaping did agree to replace 3 bushes in the back landscaping at no charge. These were removed in error by them when they cut down all the ivy. Bill moved to approve the 2019 maintenance contract with Bowman. Katie seconded the motion, which passed unanimously. We will request more attention to the weeding, particularly by the front entrance and around the garages. The board also approved the Bowman bid to replace the junipers by the Brownstones parking with Fernleaf Buckthorn. This year we will also look at replacing the tall juniper at the north east corner of the building.

Bill moved to approve the OrganoLawn contract for 2019, with the same Gold program service as last year. Katie seconded the motion, which passed unanimously.

Tree Treatments: Taddiken Tree inspected the trees to see if they would benefit from any treatments. The contractor suggested some treatments to improve water retention and to slow growth to minimize stress from drought conditions and possible construction damage. The board decided to get a second opinion before taking on this additional.

expense.

Bill requested that Boulder Medical Center do some work on the tree in their parking area.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday June 24, 2019 at the 1201 Balsam patio. In the event of bad weather, the meeting will be at The Studio.

The meeting was adjourned at 7:25 pm.