

1201 Balsam Owners Association
Board of Directors Meeting
Monday November 22, 2021

MINUTES

Board members present: 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 6:05 pm.

Approval of Minutes: Max moved to approve the minutes of the June 29, 2021 meeting. Matthew seconded the motion, which passed unanimously.

Manager's Report: The mix up with the assignment of storage units has been resolved. We will discuss the issue of mold on window sills with Bill at the Annual Meeting.

Financial Statements: At the end of October 2021 there is \$635.04 in the checking account and \$54,790.50 in the reserve savings account. Income is right on budget; grounds maintenance is a little over budget – we replaced some shrubs that had died – and so is snow removal.

Matthew moved to approve the October 2021 financial statements. Max seconded the motion, which passed unanimously.

Old Business:

Radon testing follow-up: Ace Radon proposes installing an additional suction pump inside condo # 102. The pipe would have to go on the front of the building, but the pump could mostly be obscured by bushes. We got a second opinion from Eco Handyman. Their solution is to install stronger fans to increase the suction. We will get a price from them to replace the fans.

Facing on fire pit: Bill was not present to report on progress.

Centurylink pit cover: Max built a wedge for the pit cover to level it up. It no longer poses a trip hazard. He will get some pea gravel to fill the gap around the edge.

Garage door replacements: Three garage doors have been replaced and three were repaired with panels from the old doors.

Energy use in garages: The electric vehicle that was charging in the garage seems to have gone. We will continue to monitor energy use in the garages. We could either charge a flat fee of possibly \$20-25 / month to charge an electric vehicle, or we could install a sensor to monitor actual usage.

New Business:

City of Boulder wiring in landscaping: Helen is working with the City contractor to get the wiring removed and the landscaping restored. The location of the broadband wiring has been modified.

Board Members: Bill is up for re-election at the Annual Meeting. Matthew is going to be selling his condo next year, so there will also be a vacancy on the board.

2022 Budget: Helen presented a budget with a 3% dues increase. This is necessary to cover increases in operating costs. Max moved to approve the budget. Matthew seconded the motion, which passed unanimously.

Reserves projects for next year are replacing the grill, installing shrubs around the grill area, and hallway painting.

Annual Meeting Date:

The annual meeting will be at 6:00 pm on Wednesday December 8, 2021.

The meeting was adjourned at 7:11 pm.