

**1201 Balsam Owners Association**  
Board of Directors Meeting  
Monday September, 2018

**MINUTES**

The meeting was called to order at 6:03 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 June 25, 2018 meeting. Katie seconded the motion, which passed unanimously.

Manager's Report:

All items on the manager report have been taken care of.

Financial Statements:

At the end of August 2018 we have \$6,162.46 in checking and \$63,100.33 in savings. We are meeting the budget for income, and most expenses. Water is over budget, but this is a seasonal cost and is not a concern. There was also an unexpected reserve project expense to do the radon mitigation. There are no delinquent owner accounts.

Bill moved to approve the August 2018 financial statements. Eric seconded the motion, which passed unanimously.

Old Business:

*Concrete repair:* The board has not come to a consensus decision on how to proceed with the concrete walkways. We will bring this up for discussion with owners at the Annual Meeting.

*Patio Chairs & Umbrella:* The Board will look into replacing patio chairs, as well as the umbrella, in the spring.

*Tree Trimming:* This has been completed.

*Entry System:* The entry system has been working fine recently, so we will put off the expense of replacement.

*Window Cleaning:* This has been done. Next year we will remind them to do the side windows.

*Updating Rules:* This task is still on going, but we will aim for a draft to present at the Annual Meeting.

*Radon Testing / Mitigation:* After installing the mitigation system and doing two extra suction points, Foothills Radon were successful in getting the radon levels in the building to below 4 pCi/l (which is the EPA recommended maximum level). Bill is installing a wireless radon tester in his unit to monitor levels. Helen will check with Foothills Radon if we should plan on re-testing at some point.

New Business:

*Ivy Removal:* We need to meet with Lori from Bowman to discuss where bushes need to go and where ivy will need to be replanted, and supported so that it will mound like on the west side of the rear door.

*Snow Removal:* The snow removal service from Trident has been satisfactory. Their proposal for 2018-2019 service has a 5% cost increase. Bill moved to approve the contract. Katie seconded the motion, which passed unanimously.

*2019 Budget:* Bill moved to approve the budget with a 2% dues increase. Eric seconded the motion which passed unanimously.

*Maintenance Projects:*

Helen will check with the plumber if any preventive maintenance or inspection of the boiler is recommended.

We will plan on having the hallway and stair carpets cleaned again in the spring.

Painting the hallways is scheduled for 2020 in the reserve plan. Bill said the stair railings could do with some attention, as well as the entryways and the doors to the storage and laundry rooms. The garage trim could also do with some touch up.

The bid from Front Range Asphalt to re-stripe the parking lot was approved by email.

Homeowners' Concerns:

The tree in the Boulder Medical Center parking lot is in bad shape. We will ask them if they can trim it, as it poses a hazard for passers by, including 1201 Balsam residents.

Annual Meeting Date:

The annual meeting will be at 6 pm on Monday December 3, 2018 at The Studio.

The meeting was adjourned at 7:21:09 pm.