

620 Pearl Street Residences
Board Meeting Minutes
April 8, 2021

MINUTES

The meeting was held over Zoom and called to order at 5:08 pm.

Board members present: Kristen Kron and Dave Terzian. A quorum is present.
Owners present: Sharon Hillman and Pam Hammond
Helen Cartwright represented Creekside Community Association Management.

Manager Report:

There were issues with the west side heating. Ritter Plumbing did some extensive work on the wiring to the boiler. They also replaced the zone valve in Unit D. The east side neighbors complained that the new lights are too bright. Sharon agreed with this assessment. Others were happy with the brightness. Helen will speak to the electrician to see about switching out the bulbs. Someone defecated at the side of the building. Rocky Mountain Biohazard disposed of it. If it happens again, we can consider additional lighting or cameras. The chimney cap for unit D has been replaced.

Minutes of last meeting:

Dave moved to approve the minutes of the October 8, 2020, board meeting. Kristen seconded the motion, which passed unanimously.

Financial Report:

At the end of March 2021, we have \$1,142.61 in the operating account and \$30,051.63 in reserve savings. We are over budget in snow removal and building repairs – we did some boiler upgrades to pass the inspection, and also repaired some banging pipes. All other expenses are normal. No owners are over 30 days past due. Dave moved to approve the March financial statements. Kristen seconded the motion, which passed unanimously.

Old Business:

Signage: We will bring a proposal for improved signage to the next meeting.

Aphids: As the tree was trimmed last year, we will wait to see if an aphid treatment is needed.

Short term rentals: The wording of the proposal will be reviewed, and we can revisit this in the fall.

Pipe noise in Unit E: Green Mountain Home Solutions resolved the banging pipe issue in Unit E. We can investigate if noises reported in other units are related to similar problems with pipes coming loose inside the walls.

New Business:

Grounds Maintenance: The grounds contract with Green Spaces was approved by email.

Pest Control: Northern Colorado Pest & Wildlife put a rodent bait station at the side of the and have observed low activity. This service will be discontinued unless more rodents are noticed.

Homeowners Concerns / Other Business:

Residents will be reminded to break down boxes before putting them in the recycling, and to empty the dryer lint into the trash can.

Helen will check which units have a functioning chimney and remind owners to have the chimneys cleaned.

The dumpster shed needs painting and another new padlock.

The 3 ft fence at the north west of the property needs a repair.

Next Meeting Date:

The next meeting will be in the fall.

The meeting was adjourned at 5:54 pm.