

620 Pearl Street Residences  
Board Meeting Minutes  
October 11, 2021

MINUTES

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The meeting was held over Zoom and called to order at 4:32 pm.

Board members present: Ari Opdahl, Dave Terzian and Kristen Kron. A quorum is present. Helen Cartwright represented Creekside Community Association Management.

Manager Report:

There continues to be friction around noise between the owner of Unit B and the owner / tenants in Unit E.

Guest parking spaces were being used by individuals for extended periods (limit is 24 hours) A raccoon got stuck and died under the front stoop at Unit C. It was removed by Northern Colorado Pest & Wildlife.

The sump pumps at Unit A & C were replaced, and the pump at Unit D was re-set  
There was a complaint about the Unit C tenant smoking, and the propane grill stored too close to the building.

A joist needs repairing on the front porch at Unit B

Minutes of last meeting:

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

Financial Report:

At the end of September, there is \$1,092.26 in the operating account and \$32,279.35 in reserve savings.

Income is on budget, although one owner is about \$2,500 in arrears. Late fees are being applied and he says he will make a payment 'soon'. We will give a deadline of the annual meeting to make a payment.

Most expenses are normal. Building repairs are over budget because of plumbing repairs and the pipes banging in Unit E. Snow removal is over budget and ground maintenance is a little over budget this year. We did some extra planting in the front which contributed to this overage.

Old Business:

*Signage:* Helen presented a suggestion for installing floating lettering above the breezeway. We could match the style for replacement signs to go on the brickwork at the front. We can ask owners opinions at the annual meeting.

*Short term rentals:* There would not be sufficient support from owners to proceed with changing the minimum length of rental terms in the covenants, so this proposal was shelved.

*Pet Permission:* The board agreed that it should be standard for all new pets at 620 Pearl Street to get permission from the board of directors. This will be added to the rules document and distributed to owners.

*Flooring Requirements:* The board agreed to come up with a standard sound proofing requirement for all new floors installed above another condo. Helen will do more research on this.

*Dumpster shed:* Ari moved to approve the bid from Bill Johnston of \$1,765 to paint the dumpster shed, re-build the doors and install a programmable lock. Dave seconded the motion which passed unanimously.

*Chimneys:* Unit B is the only one to have a functioning chimney and the owner will arrange to have it cleaned.

*Fence Repair:* Snowy Peak fence will repair the 3 ft fence on the west side in the fall, as there is a lot of foliage around it.

New Business:

*Snow Removal:* The snow removal contract with Trident was approved by email.

*2022 Budget:* Dave moved to approve a budget for 2022 with no dues increase. Ari seconded the motion, which passed unanimously.

*Additional Noise Abatement:* The board's position is that they have taken, or offered to take, reasonable actions to mitigate noise between units. The board agreed to an additional consultation with an acoustic engineer to determine if there are other things, in addition to insulation in the ceiling cavity, that owners could do to improve noise transference. The insulation company that did the ceiling insulation said they could complete the same process in party walls. It costs \$3 / square foot. The contractor let me know that this is more effective for indirect noise such as talking or TV but won't make much difference for direct noises like footsteps or banging doors. Owners can apply for architectural approval if this is something they would like to pursue. They also suggested caulking around the receptacle boxes for outlets.

Homeowners Concerns / Other Business:

Sharon has noticed her doors are closing differently and is concerned that the front of the building may have sunk a bit, at least on the east side. Some settling of a building is normal. Ari moved to approve having an assess if this is severe enough to warrant any action. Dave seconded the motion, which passed unanimously.

Sharon & Jane have requested clean-up of raccoon waste around the east side of the building.

*ACC Application – Unit A new door:* This was approved by email. The approval will state that the owner is now responsible for any maintenance required as a result of her changing the door.

Annual Meeting Date:

The annual meeting will be on Wednesday November 3 at 5:00 pm, over Zoom.

The meeting was adjourned at 5:08 pm.