

Bear Mountain Townhouses HOA
Board of Directors Meeting
Tuesday February 2, 2021

MINUTES

Board Members present: Al Fiorello, Pia Ossorio, Laura Russell
Helen Cartwright represented Creekside Management

The meeting was called to order at 10:32 am. A quorum is present.

Agenda: Al added a landscaping project and a new bench to new business

Manager report: There has been a noise complaint towards the residents of #98. Helen wrote to the owners about this and about repairing their garage door. We will follow up if there is not an improvement.

Minutes of previous meeting: Al moved to approve the minutes of the September 22, 2020 meeting. Laura seconded the motion, which passed unanimously.

Financial statements: The financial reports are not ready. Helen and Al will review the figures by email, and approval was tabled.

Old Business:

Homeowners voted by email to approve the appointment of Pia Ossorio to the board. The 2020 budget was approved by the board and homeowners did not vote to reject the budget. Dues will remain at \$475 / month in 2021.

New Business:

Appointment of Officers: Pia moved to appoint Pia Ossorio as President, Laura Russell as Vice President and Al Fiorello as Treasurer. Laura seconded the motion, which passed unanimously.

New Insurance Coverage: We have switched coverage to American Family Insurance. All owners were notified by email and advised to have sufficient Loss Assessment Coverage. A letter will be sent in the mail as well to make sure that everyone gets the information.

2021 Grounds Maintenance: We have bids from three landscaping companies (Torii, Longs Peak and Green Spaces), with options for conventional and organic weed control. Pia moved to approve the Green Spaces contract, with organic weed control for the beds and conventional treatments for the lawn. Al seconded the motion which passed unanimously. They should provide notice when chemicals will be applied to the lawn. Al will meet with them in the spring to go over the irrigation system and to discuss the timing of gutter cleaning, if necessary.

Sump Pump Inspection: Helen will contact Rush Management to arrange inspection of the sump pump in the spring, and will inform the board when the inspection will take place. AI proposed that the pump is inspected every three years.

Tree Care: Helen and Laura met on site with Taddiken Tree and Davey Tree. They both provided bids for trimming, tree removal and tree treatments. AI moved to approve the Taddiken bid for trimming storm damage and spraying for Oak scale. Pia seconded the motion, which passed unanimously.

We will keep an eye on the cottonwood that is recommended for removal and make a decision on timing later.

Asphalt and concrete work: The asphalt contractor recommended seal coating every three years. Helen will get bids for this, and to re-stripe the parking bays. AI will get bids for repairing the decorative concrete by the garages.

Landscaping improvements: We are planning to add some bushes to block the view of a utility box. We also want to put gravel in the disused bed by the entrance, as well as refreshing gravel areas throughout the property. Pia will purchase a new bench for the common area.

Roof maintenance: Helen will contact Saville Roofing to get a bid for some minor roof maintenance tasks. AI will provide photos of the areas that need attention.

Next meeting date: The next board meeting will be at 10:30 am on Tuesday June 15, 2021.

The meeting adjourned at 11:35 am