

Bear Mountain Townhouses HOA
Board of Directors Meeting
Tuesday June 28, 2022

MINUTES

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

The meeting was called to order at 11:06 am. A quorum is present.

Agenda: Al moved to approve the agenda. Laura seconded the motion, which passed unanimously.

Minutes of previous meeting: Al moved to approve the minutes of the March 1, 2022 meeting. Pia seconded the motion, which passed unanimously.

Manager report / Homeowners Concerns: There were complaints about dandelions and weeds in the grass. These have been treated by Green Spaces. Green Spaces repaired an irrigation leak caused by the deep root watering. When the recycling was reported as full, Western came and did an extra pick up. The crew trimming the oak by #95 inspected the nearby cottonwood. They confirmed it is in decent shape and does not need to be removed.

Financial statements: At the end of May 2022 there is \$4,192.82 in the checking account and \$38,132.09 in the reserve account. We are transferring \$1177.50 to the reserves monthly. Overall, we are operating within budget. Helen will provide an itemized list of the repairs & maintenance expenses so far this year. The main overage is in snow removal. If expenses are under budget at the end of the year, we can transfer additional funds to the reserve account. Helen will work with Al to draw up a list of capital expense projects that will be funded from the reserves, to ensure our savings are on track.

Old Business:

Siding repairs and paint touch up are completed
Concrete apron repairs are completed. We have not received an invoice from the City of Boulder for this work yet.
The garage door at #98 has been painted
Tree trimming –the ash at #95 has been trimmed.
Grounds updates – new plants at the entrance have been installed and new drip irrigation has been added.

New Business:

Insurance policy – we increased the coverage on our hazard policy to better reflect current rebuilding costs.
Fire Mitigation update – the City has cleared out a lot of material from Bear Creek. We are still waiting for action from Open Space to clear their property around Bear Mountain. We have contacted the Devils Thumb HOA fire committee to make sure they include areas adjacent to our property in their fire mitigation efforts. We have removed some junipers adjacent to the

Updating HOA policies – Al will consult with his attorney to see if we need to take action on updating our policies to meet new Colorado regulations.

The irrigation backflow test has been completed

Downspout repair #102 – Al will see if he can repair this, otherwise Laura will arrange for Full Spectra Maintenance to do the repair.

Cottonwood suckers will be removed along the west side of the property

The proposal from Superior Aggregates to grind trip hazards on the sidewalks was approved by email.

Noise complaints (Laura Russell recused herself from this discussion as she is the complainant): Helen will provide the owners of #98 all documentation around noise complaints and will set up a time with them to have a hearing to discuss the fine that was imposed on their account.

Next meeting date: The next meeting will be at 11 am on Tuesday October 4, 2022.

The meeting adjourned at 12:15 pm