

Bear Mountain Townhouses HOA
Board of Directors Meeting
Wednesday October 18, 2023

MINUTES

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

The meeting was called to order at 11:02 am. A quorum is present.

Agenda: Insurance coverage was added to the agenda. Al moved to approve the agenda with this addition. Pia seconded the motion, which passed unanimously.

Minutes of previous meeting: Al moved to approve the minutes of the June 21, 2023 meeting. Pia seconded the motion, which passed unanimously.

Manager report / Homeowners Concerns:

All items raised by homeowners have been addressed.

8/15/23 | irrigation leak – *Green Spaces repaired*

8/28/23 | #101 contractor debris in common area – *cleaned up*

9/19/23 | compost container broken – *Western Disposal replaced*

9/23/23 | irrigation leaks – *Green Spaces repaired*

Financial statements: At the end of September 2023 there is \$1638.04 in the checking account and \$50,453.96 in the reserve account.

Income is right on budget and all homeowners are current with their dues payments.

Expenses overall are in line with the budget, with year to date overages in grounds maintenance and snow removal. We are making regular transfers to the reserves account and have spent \$9,000 on improvement projects.

Al moved to approve the financial statements. Laura seconded the motion, which passed unanimously.

Old Business:

Asphalt resurfacing – this project has been completed.

Tree trimming and Oak Kermes treatment – these have been completed.

Concrete grinding – Full Spectra Maintenance is scheduled to do this work.

New Business:

Grounds Maintenance – additional lawn treatments and overseeding were approved by email and Green Spaces have completed these. The appearance of the grass is much improved. We will ask them to keep the grass to 3 inches next year to retain moisture better.

Snow Removal – the contract with Boulder Snow was approved by email. Laura met with Dwayne to review the expectations.

Insurance – the board needs more information about Guaranteed Replacement Cost on the State Farm proposal to make a decision changing carriers.

2024 Budget – Helen presented a draft budget for 2024. Assuming that the insurance premium will be around \$18,000, Al moved to approve a budget with no dues increase. Laura seconded the motion, which passed unanimously. We do not have any reserve projects scheduled for the next few years, so we will still be able to build on the reserves.

Other Business:

Sylvia reported that the top boards on her patio dividing wall are rotten.

The board will arrange for painting touch up of window frames when it becomes a decent sized project. In the meantime, owners can touch up their own window frames if they want to.

The board is not in favor of removing the juniper shrub behind the dumpster shed. A larger concern for fire hazards is the large amount of flammable material on the adjoining land. Susan Hallowell had a City of Boulder fire inspection of her home and the report said that the property is in good shape with regard to mitigation of fire risks.

Annual meeting date: The annual meeting will be at 3 pm on Tuesday December 5, 2023.

The meeting adjourned at 12:03 pm