

Bear Mountain Townhouses HOA
Board of Directors Meeting
Tuesday October 4, 2022

MINUTES

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

The meeting was called to order at 11:04 am. A quorum is present.

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

Minutes of previous meeting: It was clarified that posting meeting notices on site 2 days before is only required for the Annual Meeting. Pia moved to approve the minutes of the June 28 and September 7, 2022 meetings. Al seconded the motion, which passed unanimously.

Manager report / Homeowners Concerns: Green Spaces can do an application of weed & weed in the fall. They will also replace a broken sprinkler head. Repairs are needed to the patio dividing wall and the gate needs adjusting at #102. We will follow up on trimming the junipers at #104 in the spring.

Financial statements: At the end of September 2022 there is \$1633.06 in the checking account and \$42,846.11 in the reserve account. We are running over budget in insurance, legal and repairs. Irrigation water costs are under budget. Tree care is almost at budget so we will carry over any additional trimming to next spring. CSU Extension said that it is not necessary to fertilize the trees as they will benefit from the lawn treatments. Al moved to approve the September financial statements. Pia seconded the motion, which passed unanimously.

Old Business:

Sidewalk grinding of trip hazards has been completed. Full Spectra maintenance caulked the gaps between the sidewalk sections. There is no update on the dispute of the noise violation fine. The owners of #98 did not respond to an offer to set up a hearing with the board. Governance policies have been updated in line with new state requirements and the signed policies are posted on the HOA webpage. Grounds maintenance: The grass will be fertilized in the fall and we will check if aeration was done in the spring or if it should be done in the fall. Green Spaces are getting soil samples tested so that they can customize the fertilizer application. We had some expensive irrigation repairs, due in part to a control box being buried under the turf. There were some errors on the part of the contractor and we need to clarify what the emergency out of hours protocol is. Al is getting bids to replace the decorative concrete. The board also discussed if a sealant could be applied to the surface of the concrete sections as a more affordable way of improving how this area looks. Fire mitigation: Al is waiting to hear from the City of Boulder about their further efforts to mitigate fire in the open space adjacent to Bear Mountain. Susan at #95 did get a wildfire home

assessment completed and there were no specific recommendations on actions to take on the property.

New Business:

Asphalt sealing – the Board approved the proposal from Superior Aggregates by email and this will be scheduled for next spring.

2023 Budget – Al moved to approve the 2023 budget with a \$25 / month dues increase. Pia seconded the motion which passed unanimously. For bigger projects the board will decide whether to fund them from the reserves or to fund with an assessment for 50 % of the project cost.

Annual meeting date: The annual meeting will be at 4 pm on Tuesday December 6, 2022.

The meeting adjourned at 12:45 pm