

Arbors at Mountain Shadows Special Meeting Minutes
April 9, 2024 @ Clubhouse @ 8am

Attendance: Board members Joe McNulty, Wyatt Kondris, Gene Saghi, and Teresa Brame and Secretary Louise McCallie in attendance.

- There were no objections to holding the meeting. Joe called the special meeting to order at 8:01 AM.

Attorney

- Overview and discussion of new document: Joe and Gene
 - There are more maintenance/insurance things that the HOA is responsible for than we are currently covering (outside stairs, decks). Will discuss/explain further during Thursday's HOA meeting.

Motions

- **Joe made a motion to sign a contract with Front Range Arborist for work to be done in the calendar year 2024. Gene seconded the motion. There was no discussion. The motion passed by unanimous vote.**
- **Joe made a motion to negotiate and sign a contract with Monarch Landscaping for summer 2024 landscaping needs. Gene seconded the motion. Joe and Gene want to clarify the specifics of the current contract and the potential for Monarch to pay for repairs if they accidentally damage the property during their work. The motion passed by unanimous vote.**
- **Joe made a motion that Phil and Mike examine the leak in the hot tub and diagnose repair needs, as well as potential costs. Gene seconded the motion. Gene wondered if we had a pool contract in place yet for this year, which we do not. The motion passed by unanimous vote.**
- **Joe made a motion to buy a round table and four chairs from resident Louise McCallie for \$120 for use in the other office for private meetings. Gene seconded the motion. There was no discussion. The motion passed by unanimous vote.**

Miscellaneous

- We are still in the process of locating the key to the front door of the clubhouse.
- Document scanning update: Teresa
 - Teresa and Jackie have gotten started on scanning documents into the Cloud and are planning to work on it maybe twice a week for several hours. Gene will talk to the attorney to see if we can discard files after we scan them into the cloud, in which case we will need a shredder.
- Possibility of changing dates/times for all meetings: Joe
 - Is there a better time for everybody to do the regular HOA meetings? It will be discussed on Thursday 4/11/2024 in the meeting. Gene suggested we could create/send out a SurveyMonkey to the residents to get their opinions.

- Native grass agenda: Joe and Gene
 - Joe and Gene met with the city and have several promising zones for native grass transition (along Flying W and Centennial). Teresa wondered if putting off the native grass transition is required financially. This will be kept in mind going forward.
- Painting: Joe and Gene
 - Budget can potentially be trimmed in this category this year to compensate for necessary repairs to stairs/decks.
- Possibility of having a board member review peoples' late fees: Joe
 - We will let people check their accounts at Thursday's meeting to see if they owe money.
- The meeting was adjourned at 9:31 AM.

The next Board meeting is scheduled for 6:30 PM on 4/11/2024.