

Arbors at Mountain Shadows Working Meeting

Agenda

December 12, 2023 @Clubhouse @6:30

Meeting called to order at 6:35

5 Board members were in attendance and a quorum was achieved.

Old business:

Roof vent clarification. It was stated that the covenants state that anything specific to an owner's unit is the owner's responsibility. Are we really saying that dryer, bathroom fan, fireplace and furnace vents are the owner's responsibility? Is it reasonable to have owners be responsible for equipment on the roof? Repairs and maintenance would go un-done and create unnecessary damage.

A final decision was not determined at this meeting.

New business:

Purchase of association use computer, printer, cameras and WIFI installation. Board discussed need and costs and were voting via email. Approximate cost estimated to be \$1200 for computer, printer and cameras. \$65 a month or so for WIFI. Purchase via association credit card was agreed upon.

Joe M. motioned that Monarch be told not to pick up leaves this fall. Jason H. seconded the motion. There was no discussion. A vote was taken and all 5 Board members voted in favor. The motion passed.

Joe M. motioned that a leaf blower and a leaf mulcher be purchased for an approximate cost of \$300. They will be used for keeping key common areas free of leaves that can hide curbs and other

obstacles. Jason H. seconded the motion. There was no discussion. A vote was taken and all 5 Board members voted in favor. The motion passed.

Gene is working on our parking criteria. Jason found stickers that would be adhered to the inside of vehicle and the number recorded by association to determine residency. Gene is also looking into parking signs for trailers and vehicles without parking stickers.

Board wants to look into cost for gutter guards to remove the necessity for gutters cleaning next year.

Christmas Eve afternoon pie fest @ clubhouse at 1:00. Jason will create poster and post on Facebook.

Joe M. motioned that four 5 gallon buckets, five ice-melt spreaders, and 50 pounds of ice melt be purchased and stored by Ralph, Marcus, Joe and Debbie to keep dumpsters ice-free and one at the clubhouse entrance and mailbox area to keep those areas free of ice. Jason H. seconded the motion. There was no discussion. A vote was taken and all 5 Board members voted in favor. The motion passed.

Declarations state meeting can be called at any time. Vote during working meeting vs via email at future date.

Geri suggested that we obtain current insurance certificate from Phil as he's doing a lot of our small repairs. Has been requested and will be received shortly.

Have Phil replace flapper in men's toilet at clubhouse as it's failing.

Joe M. motioned that the Board pay the invoice supplied by SGM Builders for \$300 to reattach the electric panel on 2125 Alicia Point. Jason H. seconded the motion. A discussion on this topic took place. Both Wyatt and Geri indicated that they had gotten quotes from

other firms after the repair was done which would have done the work for substantially less money. Joe pointed out that there was a possible safety issue, i.e., a fire could occur, and so he considered repairing the problem to be an emergency that needed to be acted on quickly. A vote was taken. Geri and Wyatt abstained. Joe, Jason, and Gene voted in favor. The motion passed.

Review and discussion of financial documents by Board and Finance Committee.

Jacquie and Ralph joined the meeting to discuss finances and create 2024 budget.

Joe had a conversation with the accounting firm and it was recommended that we change our software to Sync and change to annual calendar based budget. The Board agreed. Joe called and confirmed that there is no additional cost for changing to Sync.

Wyatt will discuss need for filing two tax returns with CPA in order to transition to the calendar year budget.

The 2023 budget was reviewed line item by line item and the 2024 budget created. The expenses are \$614,000 for the calendar year.

Determine association fee increases. The fees were determined after the budget was created. Wyatt will send email notification to owners. The increase in fees is roughly 17%. Board is voting on the increase via email.

Meeting adjourned at 9:15