

Arbors at Mountain Shadows Resident's HOA Meeting Minutes

January 11, 2024 @Clubhouse @6:30

Called meeting to order at 6:29.

Joe, Gene and Wyatt were present. Jason was not present.

Approval of agenda. Gene motioned, Joe seconded.

Approval of last month's minutes. Joe motioned, Gene seconded.

Treasurers Report given. Wyatt explained the transition to an annual accounting term.

Old Business:

The fall clean-up was cancelled with Monarch at a savings of \$3700. \$300 spent on leaf equipment. Leaves picked up by volunteers.

We have been having Phil repair various maintenance issues around the community. This allows us to quickly schedule repairs and keeps our expenses down. We have proof of insurance on file.

A tree fell during the last big windstorm. Frank Barber cut the tree up with a chainsaw and we moved the debris out of the way. The debris was donated to someone who can use the firewood.

If you're staying in town for the holidays, please join us at the Clubhouse Christmas Eve at 1:00 for cookies or a slice of pie.

The garage on the side of the Clubhouse is being organized.

Silver Key is coming to the Clubhouse on 1/11/24 at 12:00 to share information on the services their organization offers.

Volunteers are needed. If you would like to create/join a social committee to manage events in the community, please let a Board member know. We have the Pie Party, Silver Key and the Superbowl planned in the next few months.

We also need a secretary to record and distribute minutes.

New Business:

Printer, fax, scanner purchased for clubhouse. Residents can use scanner if needed.

The finance committee and Board members completed the training sessions for transitioning to the new banking system. Joe verified with accounting firm that 67 owners have established

new accounts. They felt that was a good number to start. It will be necessary to get a list of remaining owners to have them create accounts and determine if they want to use ACH.

Dignity will repair the riser room in 2130 on 1/19/24 as resident is now available to allow access to garage.

Parking signs and stickers have arrived. Plan to install signs and pass out stickers to be established. This is the opportunity to verify contact information for all our residents. Joe would also like to have a column to advise if the owner would like their telephone number and unit information on a contact list for other residents to contact. A form must be signed by residents if they want to share information in a directory. Jason will work on a visitor tag.

Debbie spoke with Lance of CS Utilities. He will advise us when the transition to native grasses informational session will be held. She also obtained two shower heads to update existing shower heads in clubhouse. Joe installed them.

There were a handful of units that were decorated for Christmas. The winners have been posted on Facebook. The Blanchards at 2132 #201 won first place and Terri Franco at 2162 #202 won second place. The Amazon gift cards need to be purchased and distributed.

Joe is investigating light timers for the clubhouse.

Gene is researching signs for pet waste disposal and trash receptacle rules.

Wyatt advised invoice from Dignity for alarm response June 2023 is not to be paid. He will speak with the owner.

Joe is meeting with Monarch (landscaper next week). Gene will join the meeting which will discuss future plans.

Approval for Phil's estimates submitted 1/2/24. See below. The majority of these repairs are issues that have been on-going from the past. The board voted on approval of the current list of repairs and estimates below. Joe motioned and Gene seconded. There was no discussion. The motion passed unanimously.

Garage door in the workshop area

Replace springs, install new cable oil tracks adjust as needed. Materials \$80. Labor \$250 Total \$330

Bldg. 2190

Patch big hole upper part. Above upper deck with stucco patch and wood as needed, caulk 5 block roof projections brown caulking raise and support 1 which has moved down, remove foam material and clean up wood patch. Materials \$28.00 Labor \$360, Total \$368

Concrete repair curb. Rebar stakes form finish cover if needed by Flying W entrance.

Materials 4.00 labor 250.00 total. 254.00

*(2112, 2160, 2170) cut out damaged gutters. Put new section, connect sides, caulk the connectors, paint new section. Materials 225 labor 200.00 per unit. Total 825

Bldg 2162 fill in concrete curb \$75.00

*On bldg. 2120 adjust downspout direction over garage to channel water directly down roof instead of side way drain eliminating potential damage to decking and roof. Materials \$60.00 labor \$100.00 remove wood projectile and patch hole. Re-attach downspout to building. \$160 total

*This is previous damage to a unit which occurred in 2022 due to a riser room. Unrepaired damage.

^2137 new bid repair damaged closet carpet. (cut out stained area replace with portion if available, Also trim part behind toilet r&r paint also. Materials \$234.12. Labor \$285. Total \$519.12

*Replace boards on arbor in front of mailboxes. 4 hrs min replace 4 2x6 x 67" boards up to 5 top 2x4 x72" boards paint new boards. Clean up and pick up original materials, 4 hrs x 100. 00 hr = 400.00 + 48.00. Wood +paint =\$448.00

Review of accomplishments of the first 90 days

Phase 1 of painting the clubhouse was completed by volunteers. The gym was moved to the front of the building and a new elliptical machine was donated by generous owners. The clubhouse was cleaned and refurbished. A handful of volunteers donated artwork to complete the look.

New light bulbs installed.

WIFI installed. Username and password displayed for all to use.

Computer and printer, copier, scanner combo were purchased for clubhouse.

First annual Crock Pot Fest was held and well attended by residents.

Pie Fest was held on Christmas Eve.

Silver Key presentation will be held 1/11/24 at 12:00. Notice was posted on Facebook, garage hooks and in December's newsletter.

One private event was held at the clubhouse.

Superbowl party to be held in February.

HOA meetings for residents have been well attended.

Some outside lights on garages have been changed (by residents) to bright, white lights for added security.

Picnic table donated at mailboxes.

Replaced lightbulbs at mailboxes.

Continuing updates have been made to the website. Minutes have been posted monthly.

New Facebook look.

Clubhouse cleaners were let go. Joe has been cleaning the clubhouse.

Finance Committee has been created and meeting regularly.

A new budget was established.

New bank accounts have been created with ENT in order to use the new Cinc program for ACH payments.

Internal accounting has been changed to annual accounting system.

Joe and Gene met with our attorney.

Fall clean up was cancelled at a savings of \$3700. A leaf blower, mulcher and rake were purchased. John, Debbie and Joe raked leaves.

Five buckets of ice melt and spreaders were purchased and stationed with 5 residents who are responsible to shovel and spread ice melt for dumpsters.

Water heater was replaced in clubhouse.

Black mold was removed from wall behind water heater.

Removed refrigerator which was moldy.

Repaired prior leak damage in clubhouse from the pool room leak.

Christmas lights were hung.

Newsletter has been re-established.

Reserve account is being contributed to as is required. (was not in 2023)

The clubhouse is open to residents. You pay for it and you should be able to enjoy it!

A new parking plan has been established. Parking signs will be installed at both entrances and at the mailboxes. Parking stickers will be distributed to residents.

Gene has researched and sourced pet waste signs and signs for dumpsters. 10 pet waste signs for \$400, 5 dumpster signs for \$350 and another private community sign for \$70. Board voted to approve purchase. Joe motioned and Wyatt seconded. There was no discussion. The motion passed unanimously.

Phase 2 of painting has been completed by Diane, Lynda, Judy and Joe. The gym was painted.

To Do List

A new attorney is being located.

A new landscape plan is needed.

Continued review of stairs/decks and painting.

Review of number of trash cans for number of units.

Transition plan to native grasses to reduce water consumption and bill.

Reserve study for future repairs/maintenance/improvements.

A light will be installed over front doors at clubhouse.

Possible neighborhood garage sale in spring?

Request for donations. Gym equipment, tables, chairs and refrigerator for clubhouse.

We need volunteers for the social committee. To date, Sondra and MaryAnn have volunteered.

We need a secretary.

Meeting adjourned at 7:33.