

Arbors at Mountain Shadows Special Meeting Minutes
March 12, 2024 @ Clubhouse @ 6:30 PM

Attendance: All board members (Joe McNulty, Wyatt Kondris, Jason Hendricks , Gene Saghi, Teresa Brame) and Secretary Louise McCallie

- There were no objections to holding the meeting. Joe called the special meeting to order at 6:30 PM.
- Finance Committee update: Gene
 - Gene reported on the Finance Committee meeting that took place earlier in the day.
 - The financials reports for Jan and Feb look good and have been uploaded to the HOA website
 - Painting: in 2022 we painted 9 buildings and have \$40k budgeted for 2024. Need to get estimates for how many buildings we can paint with that money and triage the remaining buildings.
 - Wyatt arranged to have HOA trash, insurance, and utilities bills paid with automatic bill pay.
 - Pool: potential conversion to saltwater pool? Saves money and chemicals and is better for the environment. The committee will investigate this option in more detail.
- Clubhouse furniture: Gene
 - Two small bar-height tables with two chairs each, an artificial plant, and some old, framed pictures were sold online for \$370.
 - There is a need for a table and chairs that will serve as a conference table and will also be a place for owners to sit and talk or play games. Joe offered up his dining room table and six chairs, all in great condition, in exchange for the proceeds collected from the sold items.
 - **Gene made a motion to purchase Joe's table and six chairs for \$370. Jason seconded the motion. There was no discussion. Joe recused himself from the vote. Gene, Jason, and Teresa voted in favor. Wyatt abstained. The motion carried.**
- Meeting with potential new law firm: Joe and Gene
 - Kristie at Balanced Bookkeeping recommended the law firm of Orten Cavanagh & Holmes. Gene and Joe met with Lurn Holmes last Wednesday and discussed current concerns. Lauren recommended the following:
 - Develop a maintenance and insurance chart that spells out HOA and owner responsibilities.
 - Update the HOA collection policy, which was last updated in 2017.
 - Review existing HOA documents to determine which documents need to be updated.
 - The law firm provided a contract that shows rates and charges for individual documents, and that offers a retainer option that costs \$250/month for one year in exchange for a 10% discount on legal services and other additional charges.

- **Joe made a motion to retain Orten Cavanagh & Holmes for one year at \$250 per month. Jason seconded the motion. During discussion, Gene recommended that the motion be tabled until the board meeting on Thursday to allow owners to comment. The motion was tabled.**
- **Other Business: Joe**
 - **Joe motioned that the HOA purchase Microsoft Office 365 for approximately \$100 per year. Up to 6 TB of secure storage is included. Gene seconded the motion. There was no discussion. The motion passed by unanimous vote.**
 - **Joe motioned that copies of all current HOA files, including those stored on board member's personal computers, be stored on One Drive (secure storage in the cloud that is included with Microsoft Office 365). Jason seconded the motion. There was no discussion. The motion passed by unanimous vote.**
 - **Joe motioned that the Wells Fargo account be closed. Jason seconded the motion. There was no discussion. The motion passed by unanimous vote.**
 - **Joe motioned that Gene, Joe, and Wyatt be made co-owners of all HOA accounts at ENT Federal Credit Union. Gene seconded the motion. There was no discussion. The motion passed by unanimous vote.**
- **Native grass conversion update: Gene and Joe**
 - Gene and Debbie and another homeowner (Susan) attended an informational meeting put on by Colorado Springs Utilities (CSU)
 - To save water, CSU is pushing customers to move towards using native grasses instead of Kentucky bluegrass.
 - Potentially pick a spot on the property to seed with native grass. It must be of an area equal to one or more zones of the sprinkler system.
 - Debbie and Susan have volunteered to be on a committee to provide recommendations on native grass conversion. Joe will ask for more volunteers during the Board meeting on Thursday.
- Joe and Gene met with the HOA arborist and walked the property with him. Overall, the trees and grass are looking good.
- The meeting was adjourned at 7:25 PM.

The next Board meeting is scheduled for 6:30 PM on 3/14/2024. If it gets snowed out, it will be rescheduled for 3/19/24 at 6:30 PM.