

Arbors at Mountain Shadows Special Meeting

Minutes

January 19, 2024 @Clubhouse @6:30

Meeting called to order 6:42

All Board members in attendance. Joe, Wyatt, Gene and Jason

Old business:

New Business:

Parking policy to be rolled out. Determine process for rolling out. Joe suggested a dry run with Board, Finance Committee and volunteers who have worked with us on other projects. The intent of the dry run is to work out any bugs.

The Board agreed to do a soft rollout on 1/27/24 from 11:00-1:00 for Board members, Finance Committee members, and people who have volunteered with us. The general population rollout will be planned afterwards and a plan to notify residents will be formed. Jason will create a permission form to be signed if the resident wants to share contact information with others.

A continued discussion regarding parking rules occurred. After much discussion it was determined that the Murphy van shall be grandfathered in as the resident has had vehicle here for many years and he has agreed to park in front of his own building. The policy preventing commercial vehicles does apply and vehicles that do not comply with the parking rules will need to be removed.

Where are we with sign up progress with Cinc? Current number signed up. Plan to have remaining owners sign up.

The Finance Committee will follow up on owners who have yet to pay the January dues. 37 were shown as not paid as of this meeting. There have been reports of e-checks taking much longer than typical so there's an understanding of late payments this month. They will also review the procedure of not collecting late fees to determine if that should continue. Again, if to be applied January and February would be exempt due to the new system transition.

The Arbors website has an email function to email all owners. Do we know if this is updated? Does it work?

Wyatt indicated that we have not used this feature. Jason verified with the Webmaster that when emails are sent, the email address is sent under blind copy so emails are not shared. After the parking sticker rollout the email addresses will need to be confirmed/updated on website email feature so that it is also up-to-date if we need to use it.

Silver Key to be rescheduled. Waiting for Jaymie to return call.

Suggestion made to make all association payments online to avoid delays.
Referred to Finance Committee.

How do we impose fines for failure to pick up dog waste? **This is still under discussion. The first action will be to post a notice on Facebook reminding dog owners of their responsibility to pick up waste.**

Several streetlights are burned out. Do we know cost to replace? **Wyatt will research. Once the information is known, Board will determine if all lights will be replaced as a preventative step since it's believed that they were all replaced at the same time previously and the majority of the cost is hiring the lift to replace.**

It was found that the Freezing Pipes document contradicts the maintenance document regarding frozen pipe responsibility. Both documents were emailed to Board members. Do we just remove Freezing Pipes document? How do we legally notify owner's?

Having read through the Policies, Reg and Rules doc on Freezing and Maintenance and Repair 12.1 multiple times, I'd like to point out what seems to be conflicting information.

The Freezing doc adopted in 2010 seems to allude to the fact that if the homeowner did, in fact, maintain adequate heating, the freezing would not be their responsibility. I believe the Maintenance and Repair doc 12.1 is attempting to clarify and state that pipes in the owner's units and walls are their responsibility. Since the Freezing doc seems to indicate there are instances where the association is responsible and even references the HOA insurance, it contradicts the 12.1 doc.

The Board discussed and agreed that the two documents contradict one another and a vote was taken to remove the Freezing Pipes document from the website. Gene motioned to remove the document and Joe seconded the motion.

The repairs to 2130 riser room itself are completed, however, the repair work to the pipe inside residents garage is not completed. The new pipe installed would not adhere to the old pipe. After several attempts, it was determined by Dignity that the entire old pipe would need to be replaced. A portion of the pipes are in the wall and ceiling. Board agreed to have Phil come in after Dignity to replace sheetrock where the new holes are made and a section approximately 10' x 1' where old riser room leaking damage had occurred. Debbie discussed with vendor that the new antifreeze spray on wall and floor must be cleaned up. Debbie gave Board pictures of damage owner indicated she reported last summer where someone crashed into her garage door, trim and wall to the left in the middle of the night. Joe and Gene will look at the interior wall damage next week while Dignity is making repairs. They will determine if/what is covered by association.

Two buildings in the complex, 2162 and 2140 had broken pipes during extreme freeze. Owners are working with plumbers and water mitigation companies. Freeze warning precautions were posted on Facebook to alert residents.

Joe advised that another building, 2195, has gutter and downspout damage. He mentioned the idea of installing a package center for vendors to deliver packages to it instead of to the doorsteps of residents to prevent future damage. He noted that Debbie is extremely opposed to idea as it would be an inconvenience for residents with mobility or health issues in general.

Meeting adjourned at 8:36.