

Mesa Ridge Townhome Association

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held **April 4th, 2023**, at **6 PM** at the **Parachute Branch Library** located on 244 Grand Valley Way in Parachute, CO 81635.

1. Roll Call
 - a. Dani Wesolowski (Present)
 - b. Joan Hollerbach (Present)
 - c. Vacant
 - d. Andrea Dazzi (Present)
 - e. Adam Ford (Absent)
 - f. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 3/5 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 6:03 PM by Dani Wesolowski.
4. Approval Action Items:
 - a. A motion was made by Joan Hollerbach to approve the meeting minutes from 1.13.23. Seconded by Andrea Dazzi. Passed unanimously.
5. Board of Directors Update
 - a. A motion was made by Dani Wesolowski to appoint Michelle Adamson to fill the vacancy on the Board of Directors. Seconded by Joan Hollerbach. Passed Unanimously.
6. Management Report
 - a. Proposed Management Contract – Management presented the Board of Directors with a management contract for the upcoming fiscal year. A motion was made by Dani Wesolowski to approve the management contract with Property Professionals through 3/31/2024. Seconded by Andrea Dazzi. Passed Unanimously.
 - b. The state-required Policies and Procedures were emailed to Board members to review and understand. The Board would like additional time to review and approved at a later date.
7. Financials
 - a. Board members were provided with a copy of the current delinquencies as of 3/31/23. Currently amount + \$7638.18. Two past due units (\$5604.58) were offered payment plans in accordance with the collection policy.
 - b. Joan presented the Board members with an option to move all or part of the current CD, as well as funds from our current reserve account to one or more CDs with Alpine Bank, which are currently paying at 2.1% and locked in for 13 months. A motion was made by Dani Wesolowski to postpone judgement until we dial-in the numbers. Seconded by Andrea Dazzi. Unanimously passed.
8. Committee Reports and Updates
 - a. Architectural Chair – Kevin Long – No report at this time.
 - b. Battlement Mesa Service Association – Adam Ford – No report at this time.
 - c. Welcome Committee – Cyndy Hallford, Cyndi Powers, and Joan Hollerbach – No report at this time.
9. Capital Projects 2022
 - a. Landscape, Irrigation – Management discussed the expectations for the landscaping and irrigation this season. The Board would like to see a reduction in water consumption and efforts made to conserve water. Recommended irrigation three times/week at 15 minutes or less, with increases/decreases as we progress through the season.

- b. Exterior Repairs: 3-4 Units on North Ridge have drainage concerns due to improper design build. The gravel alongside the bottom of each unit is too high and covers some or all of the concrete foundation and siding. Because of the location, a machine may not fit, and the work will need to be done by hand.
 - c. Property Insurance – Property Insurance costs are rising. Our currently policy is set to non-renew on 4/1 due to estimated re-build costs above \$25mil. Management is currently seeking alternative companies with comparable policies.
10. Old Business
11. Owner Open Forum
12. New Business
- a. Board Meeting schedule: 5/25, 8/17, 11/2, 1/4/2024 – Thursday, 6 PM
 - b. Owners present discussed the need for “Court Managers” who would be responsible for monitoring and helping to report issues on their assigned court such as snow, landscaping/irrigation, and obvious maintenance concerns. Volunteer Committee needed.
 - c. 15 West Ridge reported issues with her sprinkler heads that are too close to her patio area.
13. Motion to Adjourn - There being no further business to come before the Board, Dani Wesolowski made a motion to adjourn the meeting at 7:26 PM. Seconded by Andrew Dazzi. Unanimously passed.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals