

Big R Industrial Board Meeting

September 16, 2024

Minutes recorded by Amy Donegon

Attending:

Board Members: Ken Motz and Lowell Walter

Management: Amy Donegon and Joyce Rausch

Agenda:

Decide on direction with the fire pump

Discussion on the abandoned RV's and general grounds

Decide how to handle 2022/2023 Taxes

Call to Order: Lowell called to order 10:04 am MST

Fire Pump:

Lowell got 2 quotes from Western States and Kubed. Western States came in high,

Kubed came in with two options:

- \$42k rebuild
- \$68k replace
- Electrical will need to be addressed:
 - o R&A \$26,500
 - o Randy Long (Ken's contact, bid coming in)
- Lowell moves to approve replacement with Kubed, Ken seconded, motion passed.
 - o Joyce needs a vendor packet for Kubed so we can get payment for pumps submitted ASAP after invoice is received.
 - o Pumps 15 weeks out from order.

Abandoned RV's:

- These were dumped on Ignacio's property; he is working through it. Will continue to give him some time to figure out, this is an eye sore more than an issue.

Grounds:

- Mowing should be happening once a month, but that does not appear to be the case. Ken will contact All Around Property Management to make sure they are addressing the correct areas.

Taxes:

- Ken spoke with Alan and another CPA, and both agree there is no claw back, the HOA needs to file and pay the penalties. Estimated penalties total \$32k (\$29k for 2022, \$12k for 2023).
- Lowell moved to file 2022/2023 taxes and pay penalties, Ken seconded, motion passed.

Next Meeting

- March 2025, date will be set in early 2025
- Lowell and Ken re-elect themselves and Ignacio to continue as Board Members
- Joyce will begin a budget and send it to Ken and Lowell. We will continue to build the reserve up but need to ask Alan about what penalties there might be.

Meeting adjourned at 10:30am MST