

LINES III CONDOMINIUMS RESIDENTIAL OWNERS' ASSOCIATION

A meeting of the Board of Directors for Lines III Condominiums was held **April 17th, 2025,** at 5:30 PM via ZOOM.

1. Roll Call – Board of Directors
 - a. Present: Candice Hart, Jordan Fairley, Conlan McGough
 - b. Absent: None
 - c. Management Present: Laura Brown, Association Manager – Property Professionals
2. Call to Order
 - a. The meeting was called to order at 5:30 PM by Candice Hart.
3. Approval of Prior Meeting Minutes
 - a. Motion: Candice Hart
 - b. Second: Conlan McGough
 - c. Outcome: Unanimously approved
4. Board of Directors Update
 - a. Q2 Education
 - i. Management provided the Board members with the following educational material:
 - ii. DORA slideshow on Assessments and Liens
 - iii. 2025 Legislative Tracker from Altitude Law.
5. Association Document Update
 - a. The Board members have approved the updated CCRs at the January Board meeting, which were emailed and mailed to owners for review and feedback, along with a letter and ballot for voting in February. Current documents require majority of owners to approve any changes to CCRs.
 - i. The current vote for approval is 5 units (yes), 1 (no), 2 (no response). Candice will reach out to the one owner that owns 3 units to attempt to finalize the vote.
6. Management Report – Laura Brown, Association Manager
 - a. Financial Review – YTD Financials: The Board reviewed the Association's Year-to-Date financials through March 2025:
 - i. Overall budget performance was on track.
 - ii. Some line items showed minor seasonal variances, primarily due to landscape preparation, early-season repairs, and administrative costs.
 - iii. The reserve account remains stable, with additional funds expected from the CD renewal.
 - b. CD Renewal – The Board discussed options for renewing the maturing CD.
 - i. Motion to renew for a 3–6-month renewal at the current rate made by Candice Hart, seconded by Conlan McGough, and approved unanimously.
7. Seasonal Contract Review
 - a. Landscape and Irrigation: Daly Property Services provided their proposal for landscape and irrigation services this year in alignment with budget. Secondary focus on the wild area, which was cut down at the end of the season last year, rather than detailed pruning along the path.

- i. Candice made a motion to approve their contract as written. Seconded by Conlan. Passed unanimously.
 - b. Pest Control: Wasps nests are hung on several trees around the buildings. Mountain Pest is instructed to empty traps and refill attractant on a regular basis during the summer months.
- 8. Work Orders – Minor Maintenance
 - a. Bird’s nests were observed in exposed beams and near lighting fixtures.
 - b. Fire extinguisher testing will be conducted annually per insurance requirement. Locations TBD.
 - c. Additional inspections noted concerns under decks, around vents, and near utility areas.
- 9. Capital Maintenance
 - a. Deck Repair (Phase 1): JMor Construction submitted their updated proposal for the deck replacement and front walkway repairs on Aspen Building (1430-1450). Total = \$210,263.75. Will require permitting from the Town.
 - b. Roof Replacement (Phase 2): Scope of Work and requests for roof replacement estimates were sent to 3 vendors to be reviewed at following meeting for Fall scheduling.
- 10. Community Comment
 - a. No official comments submitted.
- 11. Old Business
 - a. No old business was revisited.
- 12. New Business
 - a. Vehicle Tow and Renters: Email reminders to be sent to all residents regarding renter registration and vehicle compliance.
- 13. Next Board Meeting
 - a. Scheduled for July 15, 2025 at 5:30 PM via ZOOM.
- 14. Motion to Adjourn
 - a. Motion: Conlan McGough
 - b. Second: Jordan Fairley
 - c. Adjourned at: 6:29 PM

DRAFTED BY:

Laura Brown, Association Manager
Property Professionals