

### LINES III CONDOMINIUMS

A meeting of the Board of Directors for Lines III Condominiums was held March 26<sup>th</sup>, 2024, at 5:30 PM on-site.

1. Roll Call
  - a. Candice Hart (Present)
  - b. Jordan Fairley (Present)
  - c. Conlan McGough (Present)
  - d. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 3/3 board members present; a quorum was established.
3. Call to Order - The meeting was called to order at 5:37 PM by Laura Brown.
4. Approval Action Items:
  - a. Meeting minutes from the prior Board meeting were not available.
  - b. A motion was made by Candice Hart to approve the proposed management contract presented by Property Professionals HOA Management. Seconded by Jordan Fairley. No discussion. Passed unanimously.
    - i. A motion was made by Candice Hart to remove Megan and/or Kyle Kappeli from the current Operating and Reserve account(s). Seconded by Jordan Fairley. No discussion. Passed unanimously.
    - ii. A motion was made by Candice Hart to add Laura Brown with Property Professionals to the Operating and Reserve account(s). Seconded by Jordan Fairley. No discussion. Passed unanimously.
  - c. A motion was made by Candice Hart to approve the current location of the neighboring fence at 100 Clearwater Road with confirmation within a legal document from the neighbor that this decision may be discussed and amended by future Board members and the owner(s) may be required move the fence to be compliance with the lot lines for the HOA. Additional neighboring units will also need to be notified prior to their individual fence repairs. Seconded by Jordan Fairley. No discussion. Passed unanimously.
  - d. A motion was made by Candice Hart to move forward with the current attorney at Garfield and Hecht, who is in review of the current CCRs, and they will draft the governance policies for final review and approval. Seconded by Conlan McGough. No discussion. Passed unanimously.
5. Maintenance
  - a. Roof issue on GW Building (PPM to provide estimate). Management will request two additional bids for replacement of the two buildings, as well as the replacement of the roofs above the stairwell for the Board to review at the next meeting. Bids will need to be detailed per building, with additional estimate for the stairwells.

- b. Decks – Bids have been received and will be reviewed and approved at the next meeting.
6. Old Business
7. New Business
  - a. Management provided Board members with Q1 education, including two DORA slideshows related to Board Responsibilities after HB-1137.
  - b. The next Board meeting is scheduled for 4/30 at 5:30 PM via ZOOM.
8. Community Comment
  - a. No owners presented comments for discussion at this time.
9. Motion to Adjourn - There being no further business to come before the Board, **Candice Hart** made a motion to adjourn the meeting at **6:00 PM.** Seconded by **Jordan Fairley.**  
No discussion. Unanimously passed.

Respectfully Submitted,

Laura Brown  
Association Manager  
Property Professionals HOA Management  
1430 Railroad Ave, Suite A,  
Rifle, CO 81650  
970.625.2255  
HOA@PropertyProsTeam.com