

LINES III HOA BOARD OF DIRECTORS MEETING MINS

October 11th 2023 @ 5:30PM

via Zoom

1. Meeting Called to Order

Candice called the meeting to order at 5:31pm

2. Roll Call

HOA BOD: Candice Hart, Conlan McGough, Jordan Fairley

PPM: Megan Kappeli, Kyle Kappeli

Owners: Spencer Thompson

Decks

Candice- The Aspen Building decks are not viable. We believe the columns and footers are okay. Showcase was previously bidding the project, but they've recently dissolved. The HOA is actively seeking new bids to complete the project Spring 2024.

Declarations

Garfield and Hecht agreed to review and update the HOA's Governing docs for up to \$7900. This does not include their fee to draft a loan agreement between the HOA and Alpine Bank.

Jordan made a motion to approve Garfield Hecht reviewing and updating the HOA's Governing Docs, not to exceed \$7900. Candice seconded, and the motion passed unanimously.

Megan will send the BOD sample Rules and Regulations to review as a starting point. The HOA's Rules and Regulations also need to include the existing Pet Rules. Governing Docs to include enforcement policies.

Snow Removal

Megan has drafted an RFP for Snow Removal. The triggering event for plowing and shoveling will be 2". Ice melt CANNOT be used on the upper decks. Snow needs to be pushed to the fence area, not to the trees. PPM will stock ice melt for homeowner use on sidewalks. PPM will post the snow removal scope and map on-site for homeowner/vendor reference. Ice melt and sand in the parking lot is not requested.

Landscaping

In 2024 the landscaping scope will be weekly include mowing 1x/week May-first half of July. Mowing will be every-other week the second ½ of July- August/September. The watering schedule will be dialed back in August.

Financials

The HOA has collected \$65,800.30 YTD in Operating Income. Snow Removal and Landscaping are significantly over budget, so the BOD is exploring opportunities to amend both scopes of work to save the association money within their operating budget. To date, the HOA is \$3,779.99 over budget. Beginning January 1st, 2024 PPM will work with Appolio to have Reserve Assessments direct deposited to the HOA's Reserve Account instead of the HOA's Operating Account.

Roof

On the Aspen side of the Glenwood Building the TPO needs to be replaced/repared. PPM will seek up-to-date bids to repair prior to winter.

Next Meetings

November 14th 5:30pm via Zoom-BOD to approve proposed 2024 financials, review proposed Rules and Regulations.

Annual Owner's Meeting- December 6th 6:00pm

Candice made a motion to adjourn at 7:24pm

DRAFTED BY: Preferred Property Management, Megan and/or Kyle Kappeli