

## **SKYLINE CONDOMINIUM ASSOCIATION OF SILT, INC.**

A meeting of the Board of Directors for the Skyline Condominium Association of Silt was held on December 10<sup>th</sup>, 2024 at 4:30 PM via ZOOM.

### **Roll Call**

- Town of Silt (Jim Mann) (Present)
- Mike Liebelt (Present)
- Michael Bertaux (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

### **Call to Order:**

The meeting was called to order at 4:30 PM by Laura Brown.

### **Quorum:**

With 3/3 of the Board members present, a quorum was established.

### **Approval Action Items:**

- Prior Board Meeting Minutes from 10/17/24 were provided to the Board of Directors via email prior to the meeting. A motion was made by Michael Bertaux to approve the minutes as presented. Seconded by Mike Liebelt. No discussion. Unanimously passed.

### **Board of Directors Update**

- Management provided the Board with Q4 Education, including a slideshow from the HOA Resource Center related to assessments and budgeting, a budget process flowchart per CCIOA guidelines, and the updated collections policy per the State of Colorado.
  - A motion was made by Jim to approve the policy as written. Seconded by Michael. No further discussion. Passed unanimously.

### **Management Report**

- Financial Report
  - Current bank account balances as of 10.31.24
    - Operating (Alpine Bank): \$12,376.38
    - Reserve (Alpine Bank): \$717.12
    - Current Delinquencies: \$5075 (5 owners), including special and regular assessments
  - Management noted the expenses and income of the laundry facility in Building C, that serves the 6 units. Discussion on increasing the costs of the machines to offset the expenses. Mike noted that many of the residents are not there full-time. Management will coordinate with maintenance to double the current costs \$1.50 to \$3.00.
  - Jim noted that the rails and stairs are in need of repairs.
- Proposed Budget – Management presented the Board with proposed budgets A-D, with dues ranging from \$250 to \$355, to cover increase in operating expenses, primarily

insurance, provide some funds for major maintenance, and fund reserves for additional upcoming maintenance.

- Jim made a motion to approve a budget that included dues at \$300/month. Seconded by Mike Liebelt. No further discussion. Passed unanimously.
- Maintenance Update
  - The Board has previously approved Voskuil's contract to complete the sewer line repair. The work starts on Saturday of this week and is expected to be completed by 12/12. Management will continue to keep owners informed to ensure that this project stays on track.

**Old Business:**

None presented.

**New Business:**

- The Annual meeting is scheduled for 1/9/24 at the library at 6 PM.

**Adjournment**

There being no further business to come before this meeting, it was motioned by Michael Bertaux to adjourn at 5:21 PM. Mike Liebelt seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals