

# **Mesa Ridge Townhome Association**

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held <u>October 5<sup>th</sup></u>, <u>2022</u>, at <u>6 PM</u> at the <u>Grand Valley Fire Station</u> located on Stone Quarry Way in Parachute, CO 81635.

#### 1. Roll Call

- a. David Hallford (Present)
- b. Joan Hollerbach (Absent)
- c. VACANT
- d. Andrea Dazzi (Present)
- e. Adam Ford (Present)
- f. Laura Brown, HOA Manager Property Professionals (Present)

Owners Present: Lynne Legras, Tom Clark, Cindy Powers, Cyndy Hallford, Kevin and Gina Long, Dan Temple, Bernie and Rhonda Masimer.

### 2. Verification of Quorum

a. With 3/5 board members present, a quorum was established.

#### 3. Call to Order

a. The meeting was called to order at 6:05 PM by David Hallford.

### 4. Approval Action Items:

- a. A motion was made by Adam Ford to approve the agenda as presented. Seconded by David Hallford; passed unanimously.
- b. A motion was made by David Hallford to approve the meeting minutes from the August 18<sup>th</sup>, 2022, Board of Directors meeting, with the correction/addition of the following under New Business: "Courtnee Vashus submitted her resignation from the Board of Directors effective immediately. With no candidates to come forth at this time, this position will remain vacant." Seconded by Adam Ford; passed unanimously.

### 5. Committee Reports and Updates

 a. Battlement Mesa Service Association - Adam Ford reported that the annual dues for BMSA is expected to be increased by \$4.00 for the 2023 Budget year.

b.

## 6. Management Report

 a. Community Workday – The next Community Workday is tentatively scheduled for April/May 2023 and September/October 2023.



b. Maintenance Oversight and Coordination Annual Contract – The Board members present discussed the idea of entering into an annual contract for maintenance services, with Kevin Long and what costs and tasks would be expected and if those funds can be found in the budget. At this time, the conversation will be deferred until a formal contract is drawn up by Kevin Long and presented to the Board of Directors for review.

#### 7. Maintenance

- a. Irrigation / Landscape: Current contract through 2022 with Liqui-Green
  - i. Irrigation System is functioning. System is expected to be winterized in the next month. In previous year, the backflow preventers were removed and stored through the Winter to protect the Association from theft, however after the repairs and replacement of the backflow preventers this year, this is not the best practice. A motion was made by Adam Ford to leave the backflow preventers on through the season. Seconded by Andrea Dazzi. Management will begin gathering estimates for locks, cages, and/or a similar alternative.
  - ii. Bush trimming will occur in late November.
  - iii. Andrea Dazzi would like to discuss an alternative to the current weed spray that is non-poisonous and natural/organic. She will reach out to her contact and gather more information and would like to see an alternative weed spray to be negotiated into our landscape contract for 2023.
- b. Gutters and Heat Tape: Reminder to owners to use their heat tape consistently to limit ice dam in gutters. Work order for gutter leaks and repairs have been emailed over to Kevin Long and he will begin gutter cleaning in November. Any leaks over walkways are expected to be sealed.
- 8. Old Business
- 9. Owner Open Forum
- 10. New Business
- 11. Motion to Adjourn
  - a. There being no further business to come before the Board, Adam Ford made a motion to adjourn the meeting at 7:30 PM. Seconded by David Hallford. Unanimously passed.

Respectfully Submitted,

Laura K. Brown, Association Manager Property Professionals