

Mesa Ridge Townhome Association

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held **January 13th, 2023**, at **6 PM** at the **Grand Valley Fire Station** 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 (Absent)
 - f. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 3/5 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 6:03 PM by David Hallford.
4. Approval Action Items:
 - a. A motion was made by David Hallford to approve the agenda as presented. Seconded by Joan Hollerbach; passed unanimously.
 - b. A motion was made by David Hallford to approve the meeting minutes from 10.5.22. Seconded by Joan Hollerbach. Passed unanimously.
5. Committee Reports and Updates
 - a. Architectural Chair – Kevin Long – No report at this time.
 - b. Battlement Mesa Service Association – Adam Ford – No report at this time.
 - c. Welcome Committee – Cyndy Hallford, Cyndi Powers, and Joan Hollerbach – No report at this time.
6. Capital Projects 2022
 - a. Landscape, Irrigation, Snow – The Board discussed the winterization of the system, Fall bush trimming, and the current snow removal contract. Vendors are expected to prioritize and plow the roads, walkways, and driveways at 3 inches. 16/22 backflow preventers were repaired/replaced in 2022 and will need to be tested again in the Spring.
 - b. Exterior Repairs: Paint, Roof- All building were assessed in the Spring for areas of concern and safety. In the past, the Association performed a total roof replacement and painted at least one building. In an effort to conserve funds and accomplish necessary triage maintenance, this project is focused on the entire neighborhood, rather than individual units.
 - c. Concrete/Asphalt – Concrete driveway repaired – 20 West Ridge in 2022. Driveways/walkways to be sealed in 2023 on a priority basis.
 - d. Property Insurance – Property Insurance costs are rising. Our currently policy is set to non-renew on 4/1 due to estimated re-build costs above \$25mil. Management is currently seeking alternative companies with comparable policies.
 - e. BMMD – 2023 Planning (Unit interior access) – The Battlement Mesa Service Association has reported the lack of “check valves” in many of the units in Mesa Ridge. This is against code and can be dangerous to the water supply if another main line breaks. For protection of the potable water system and the interior plumbing of unit, BMMD would like to internally verify each unit in Mesa Ridge has the proper check valves in place. In the Spring, BMMD will schedule a day/time to assist owners verifying proper plumbing is in place. Management and the Board of Directors will do their best to support those efforts.
7. Management Report

- a. Proposed Management Contract – Management presented the Board of Directors with a management contract for the upcoming fiscal year. The Board of Directors would like to table the discussion of the proposed management contract until after the annual meeting.
8. Financials
 - a. Joan Hollerbach presented Board members and owners present with YTD financials.
 - i. Operating = \$45,704.16
 - ii. Reserve = \$10,361.99
 - iii. Loan Reserve = \$7,695.23
 - iv. CD = \$26,718.65
 - v. Delinquencies = \$53,238.28 as of 1/6. 6 owners are in arrears more than 1 quarter and management has begun the delinquency process. 2 owners were offered a 12-month payment plan.
 - b. Joan Hollerbach presented the Board with a budget detail reflecting a 5% increase to cover rising costs of insurance, landscaping, and general maintenance. A motion was made by Joan Hollerbach to approve the 23-24 budget as presented. Seconded by David Hallford. Passed unanimously.
9. Old Business
10. Owner Open Forum
11. New Business - The annual ownership meeting date is tentatively scheduled for 3/23/23 at 6 PM. Management will confirm library availability.
12. Motion to Adjourn - There being no further business to come before the Board, David Hallford made a motion to adjourn the meeting at 7:43 PM. Seconded by Joan Hollerbach. Unanimously passed.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals