

# **VILLAMONT HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING February 26, 2008**

A regularly scheduled meeting of the Villamont Board of Directors convened Tuesday, February 26, 2008, at the Wilderrest Commercial Center. Directors present were Larry Glover, Greg Isaacson, and Chris Wertley. Present from Wilderrest were Barbara Walter – Director of HOA's, Karen Shramo – HOA Liaison, and Jesse Liefert – Property Manger. The meeting was called to order at 6:01 p.m.

## **SIDING PROJECT STATUS**

### Project Manager

- Ed Storako was present at the request of the Board to discuss his contract. He has talked with the contractors selected to complete the project.
- It was determined that all communication from the owners would be directed to Ms. Shramo, who would in turn contact Mr. Storako. For immediate answers to any complication that arise, Mr. Glover gave Mr. Storako his cell phone number. Ms. Wertley and Mr. Isaacson, who both live on-site, volunteered to be contacted at need for visual verification of problems.
- Mr. Storako recommended that a waiver releasing the contractor and the HOA from liability in the event of injuries be required from everyone accessing the site during construction. He will provide a form to Ms. Shramo.
- A weekly progress report will be provided to Ms. Shramo, who will distribute it to the Board. A daily photo diary will also be provided.
- Mr. Storako feels that the largest problem the Board will encounter will be damages to personal property. All items on decks will be required to be moved prior to construction beginning on each building. Anything remaining will be removed by WPM at the owner's expense. Owners encountering damage to private property should contact Ms. Shramo immediately. A notice to this effect will be sent to all owners and posted online. It is also recommended that owners remove all items from the inside of exterior walls.

### Website

- Ms. Shramo included in the meeting packet a screen print of the HOA website to illustrate the new "Siding Project" button. She explained that there would be a schedule, pictures, frequently asked questions, the color scheme, and other important information pertaining to the project, and that the site would be updated frequently during construction.

### Loan

- The Board determined that owners using the HOA Line of Credit could borrow for window and deck replacements, but they must have verification of the work to be done.

## **APPROVAL OF MINUTES**

The Board asked Ms. Shramo to follow up on items from the last meeting, including:

- Researching solar lights to replace the current common area lights.
- Having a larger dumpster installed in the upper lot, or adding another pick-up per week.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the January 12, 2008 meetings were approved as written.**

## **MANAGEMENT REPORT**

### Snow Removal

- The Board reported that the snow removal has been good so far this season. The lower dumpster is acceptable, but the entrances are becoming dangerous. It is difficult to see around the piles of snow when exiting the lots. This has been reported to BMMD, so hopefully it will be resolved soon.

### Violations

- Ms. Wertley requested that when trash is seen on a deck, a violation is written immediately.

## **FINANCIAL REPORT**

The January financials reflected that assets totaled \$127,749.16 and liabilities totaled \$37,040.31 resulting in equity of \$90,708.85. Other items of note included:

- Snow removal is under budget for the year.
- The reimbursement for the units that pay for common area electric will be accrued to January.
- Ms. Wertley questioned three (3) items on the December Cash Flow Statement. Ms. Walter noted that the extra cable outlet installed would be charged to that unit, and that the work order billed to the Association would be rebilled to the owner. Ms. Shramo explained that the trip charge from Dillon Towing was from a day when they were called out, but all vehicles were moved prior to being towed from the property.
- The Board questioned if there was any warranty on the asphalt work that was completed last summer, as there are several places that have "caved in". Ms. Walter will look into this. It was noted that there will likely be damage to the parking lot during the siding project, so any repairs should be delayed as long as possible. Mr. Isaacson recommended Double M as a good company to work with in the future.

## **OTHER MATTERS**

### Attic Build Out

- A letter was sent to all three (3) units in the building believed to have living space created in the attic, which is against the Associations Covenants and could be contributing to dangerous ice build-up on the roof. Ms. Shramo will schedule Turner Morris to inspect the area. The Board believes that the contractor will be able to see into the area in question without cutting into any drywall, or otherwise damaging the interior of the units.

### Tree Removal and Spraying

- Bids were presented from Alpine Tree Services for cutting beetle infested trees, and spraying all pine not yet affected.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Alpine bid for tree spraying was approved.**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Alpine bid to remove eight (8) infested pine trees was approved.**

- Mr. Isaacson raised the idea of planting saplings on the owner workdays. Mr. Glover had used the CSU seedling program for a similar project in the past. Mr. Isaacson will research options.
- It was determined that slash piles could be formed in the back of both the upper and lower lots.

#### Next Meeting Dates

- The next meeting will be a walk-through of the property with Mr. Storako, and representatives of Scottish Home Improvements on Saturday, May 3, at 2:00 p.m.

#### **ADJOURNMENT**

The meeting adjourned at 7:53 p.m.