

**BRANDYCHASE RECREATIONAL ASSOCIATION
BOARD MEETING MINUTES
MONDAY MAY 9, 2022, 5:00 P.M.
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** – Leslie Stevens and Grant Aslin were present. James Lobato was absent. Quorum was reached. Dan Anderson from Metro Property Management along with seven homeowners were also present. Director Stevens called the meeting to order at 5:00 p.m.
- II. APPROVAL OF THE AGENDA** – Approved. **DISCLOSURE OF CONFLICTS OF INTEREST** - None
- III. SPECIAL GUEST:** - Jason Gruwell, PlayWell Group. Jason provided four conceptual approaches to converting the tennis and basketball court areas to different uses along with cost estimates. It was agreed that both existing courts would be quartered and repurposed. Due to costs, two of the four concepts (a half-court basketball court and a playground) can be installed this year. An existing swing set area will also be upgraded. If funds allow, converting the remaining court into a static work-out area along with a covered relax game area will be installed in 2023. An on-site meeting was scheduled for Friday May 13th. Details are being worked through.
- IV. MINUTES** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 28, 2022.
- V. FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the March, April 2022 financials pending final audit.
- VI. HOMEOWNER FORUM** – During Jason’s presentation, homeowner questions were addressed. There were several opinions as to if the newly repurposed court area would be fenced and or locked. Discussion took place, but an agreed upon solution was not reached. One homeowner asked if the pool hours could be extended from 9 a.m. – 9 p.m. daily to 7 a.m. – 9 p.m. daily. The Board has no issues with this as long as the early hours are quiet hours. One homeowner asked about picnic grills and benches/tables. This subject was tabled. Upgrading pool and storage building surveillance was also discussed. Dan will follow up on this item.
- VII. SOCIAL COMMITTEE REPORT** – An end of summer season community party was discussed. If schedules allow, a couple fellow homeowners may be willing to join the social committee.
- VIII. ITEMS TO RATIFIED** - None
- IX. MANAGERS REPORT** – Included and accepted.
- X. ONGOING, NEW BUSINESS**
 - A. PlayWell Group Tennis and Basketball Court Conversion Proposal. Work In Progress
 - B. Opening Pool Day, Saturday May 27, 2022. New approved pool hours are from 7am – 9pm daily
 - C. Covid restrictions lifted. Confirm pool furniture is to be used. Approved
 - D. Front Range Security Services Proposal – Await proposal from vendor
 - E. Alligator Spa and Pool Services Handrail Protective Covers Proposal, Approved
 - F. Alligator Spa and Pool Services Replacement Pool Cover Proposal, Dan is to seek competitive proposals
 - G. Arapahoe Security, Storage Building Two Electronic Replacement Door Locks Proposal. Due to costs, Dan will seek standard dead bolt pricing. If less, a new dead bolt replacement is approved.
 - H. Prep-Rite Coatings Storage Building Paint and Stain Both Staircases plus Railings Proposal, tabled due to costs.
 - I. Schedule Next Board Meeting Date. The Board would like to hold monthly meetings during the summer and remain with Quartey Meetings during the off season. June’s meeting date is to be confirmed.
 - J. Other - None

XI. RECESS to EXECUTIVE SESSION (Discuss Delinquencies) 5:58 p.m. At the end of April 2022, the Associations Accounts Receivable Balance was \$29,712.75 made up of 113 delinquent homeowners ranging from \$1.00 to \$4,926.65 due to the Association. The Board resolved to send all balances of \$300.00 or more to the Associations Collection Attorney following one more notification letter to be sent by management. Management recommended that a Resolution of Foreclosure also be completed and signed then handed off to the Associations Collection Attorney in case foreclosure is needed at a later date for balances of \$300.00 or above. The Board accepted this recommendation. The following addresses (Aurora, Colorado 80012) have balances more than \$300.00 will be turned over to the collection attorney if not cured or placed on a six-month payment plan within 30 days of notification:

- 14162 East Colorado Drive #202
- 14413 East Jewell Ave #102
- 14434 East Colorado Drive #203
- 14453 East Jewell Ave #103
- 14423 East Jewell Ave #102
- 14464 East Jewell Ave #101
- 14483 East Jewell Ave #201
- 14464 East Colorado Drive #101
- 14443 East Jewell Ave #204
- 14101 East Jewell Ave #103
- 14444 East Colorado Drive #101
- 14131 East Jewell Ave #202
- 14403 East Jewell Ave #202
- 14142 East Colorado Drive #104
- 14151 East Jewell Ave #201
- 14413 East Jewell Ave #104
- 14444 East Colorado Drive #102
- 14102 East Colorado Drive #104
- 14433 East Jewell Ave #101

XII. RECONVENE BOARD MEETING 6:08 p.m. The above list will be updated during the next Board Meeting slated for June 2022.

XIII. ADJOURNMENT 6:12 p.m.