

# **COPPERSTONE CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**May 16, 2022**

### **CALL TO ORDER**

The conference call meeting was called to order at 6:03 p.m. Board Members in attendance were Rebecca DeSantis, Casey Kerr, Susan McLaughlin, Cynthia Bussiere, and Tara Olden. In attendance from MSI, LLC was Lauren Veraldi.

### **OPEN FORUM**

There were 2 homeowners present for the call.

Diane Gregory 9408/2070

Sandra Loftin 9510/3055

A homeowner, not present on the call, wanted to follow up with the Board in regards to a Community Garage Sale. Homeowner 9510/3055, expressed that this event has been discussed in the past, however was postponed the last couple years due to COVID. The Board discussed options in regards to setting up rules regarding this and whether this would be beneficial or a possible extra cost to the association. Homeowners would need to only use their designated parking space or garage and can't impede the street. After it has ended, homeowners would also need to ensure that they are dumping their remaining items, and not only overloading the trash cans, but items like couches, tv's, desks, etc., could be disposed of improperly. Susan McLaughlin suggested reaching out to a Goodwill or ARC for pickup of homeowners remaining items. The Board will discuss ideas and an update will be presented at the next Board meeting.

### **APPROVAL OF PREVIOUS MINUTES**

Upon a motion made by Rebecca Desantis and seconded by Susan McLaughlin, and without objection, unanimously carried, the March 21, 2022, Board Meeting Minutes were approved.

Upon a motion made by Rebecca Desantis and seconded by Tara Olden, and without objection, unanimously carried, the April 18, 2022, Board Meeting Minutes were approved.

### **MANAGER'S UPDATE**

Financials – The April 2022 financials were reviewed and discussed. No questions or concerns.

Delinquencies – The April delinquencies were reviewed. This is not accurate as there are steps are being taken to rectify bill back accounts and edit invoice amounts.

Violation Log - The Board reviewed the current violation logs.

Maintenance Log - The Board reviewed the work order logs.

- Gutter Repair Bldg. 9468/1042 &1044-Work Order placed with Falch – Pending
- Building 9510 Unit 3055 - Foundation Damage Concerns – Pending
- Address Repair #3 on Bldg. 9530-Work Order placed with Falch- Pending
- Downspout Repair on 2012- Work Order placed with Falch – Pending
- Lightbulb replacement next to Garage 80 -Work Order placed with Falch –Pending

Design Review Request – There are no open design review requests.

## **OLD BUSINESS**

### **Park-It-Right**

**Discussion:** A blank Park-It –Right Form was sent to the Board for review and to indicate the levels of towing and warnings. Since a new House bill has passed in regards to increased towing restrictions for HOA communities, the Board should review those restrictions prior to filling out the form to Park it Right. Once the document is revised to fit the current community’s needs, and complies with the House Bill then this can be E-Blasted to the community and implemented with Park it Right.

**Board Action:** No decisions at this time.

**MSI Action:** MSI will follow up for more information regarding the towing and parking restrictions and once verified this will be forwarded over to the Board for their review and implementation on the new parking document from Park It Right. .

### **Item: Parking Spaces and Deeds**

**Discussion:** MSI forwarded the new Parking Space and Garage Number document over to the Board for their review. After review of the Xcel spreadsheet there are some items that need to be clarified with legal regarding the verbiages used (ie. “Crossed-out”). Once MSI addressed the Board’s questions then, MSI can create a simpler document for future Board and Manager Reference. This then be used for future Towing services and to address when visitors, renters, or homeowners, park in the incorrect spaces for violations.

**Board Actions:** No actions at this time.

**MSI Actions:** MSI will follow up with Kelly McQueeney for clarification on certain verbiages. Once clarified, then MSI will create simpler document for Board and Manager reference.

### **Item: Foundation Issues at 9510**

**Discussion:** The finalized report was finally received from HIE Consulting Engineers and forwarded over to the Board for review. The Board reviewed the report with Sandra and informed her of the Board and MSI’s game plan to get her concerns regarding the slating of her unit addressed. MSI will be reaching out to Palace Construction to provide them the Engineers Report and get a bid for a portion of the work indicated.

**Board Actions:** No Board decisions at this time.

**MSI Actions:** MSI will follow up with Palace Construction for a bid to complete Recommendations # 2, 4, and 7 based of HIE Consulting report.

## **NEW BUSINESS**

### **Item: Concrete Bids**

**Discussion:** MSI sent bid requests out to Foothills Paving, Rocky Mountain Paving and Atlas Concrete to include a Grounds Map to identify the areas in the community that needed patches and/or repairs. We have had 2 out of the 3 concrete companies out to walk the property and provide quotes to fix issues around the entire community.

**Board Actions:** No actions at this time.

**MSI Actions:** Once all bids are received, then Comparison chart will be sent to the Board for their review and decision.

### **Item: Updates to Governing Documents and Informational Meeting Notice**

**Discussion:** The Board has reviewed final copies of Covenants and Bylaws by Orten Cavannaugh and has approved to move forward with scheduling the Informational Meeting with the residents to go over the new changes to the governing documents with Legal. This is scheduled to take place on Monday June 6<sup>th</sup>, 2022 at 5:00 p.m. via Zoom.

**Board Actions:** No actions at this time.

**MSI Actions:** MSI will finalize Information Notice that will be sent to homeowners and will mail out.

## **NEXT MEETING DATE, TIME & LOCATION**

Informational Meeting for Governing Documents is on June 6<sup>th</sup>, 2022 @5:00 p.m. via Zoom  
The next Board Meeting is scheduled to June 20<sup>th</sup>, 2022 @ 6:00 pm via Zoom.

## **ADJOURNMENT**

With no additional business to discuss, the meeting adjourned at 6:27 p.m.

## **EXECUTIVE SESSION**

The Board entered into executive session at 6:29 p.m. to discuss homeowner specific issues and other legal matters. The session was adjourned at 7:07 p.m.