

North End Townhome HOA Meeting
Monday, November 29, 2022 Following the Annual Budget Meeting at 6:30 PM
Virtual Zoom Meeting

Meeting Called to Order at 7:00 PM, Establish a Quorum—quorum established (two of three directors needed)

Bob Kudola, President 2180 A
Sandy Neville, Vice President, 2210 D
Shannon Plumb, Secretary/Treasurer, 2235 B
Julie Merrick, 2250 B
Amy Aldredge, 2226 B
Kennan Haga, 2260 D
Dave and Sandy Waller, 2270 A
Lisa Richie, 2270 F
Nathan Hirsch, 2235 B
Dan and Larissa Kusel, 2270 E
Dan Anderson, HOA Manager, Metro Property Management

- I. Approval of the Agenda; Disclosure of Conflicts of Interest**
 - A. Agenda APPROVED**
 - B. No conflicts of interest

- II. Special Guests—None**

- III. Approval of Minutes of August 23, 2022**
 - A. APPROVED**

- IV. Financials—August, September, October 2022**
 - A. Financials APPROVED pending audit**

- V. Homeowner Forum**
 - A. Dave Waller , 2270 A, asked about the approximately \$6000 in delinquent assessment mainly from one home owner. The board will move forward with this matter in early 2023 in keeping with the new HB-22 1137 Replacement Policy guidelines.
 - B. Keenan Haga, 2260 D, asked about the sinking partition wall in the front of his home at 2260 D as well as similar problems in 2270.

Landscaping at 2260 A and E (renters in both homes) look sparse. SOS planted replacement plants in 2022 that died. SOS did not replace the plants. This will be addressed in the spring with plant replacement and/or rock. Keenan also has concerns about the fireplaces in 2260 and 2270 and whether they contribute to the sinking patios/walls. Will await the Knotts report.

- C. Paul Teven, 2172 B, has concerns about the poor condition of the alleyways in Block 9. This is a large expense, and the board has not chosen to make this a priority. Another concern is concrete spalling which may be worsened by the overuse of ice melt. Dan will discuss this with the landscape company.
- D. Mark Fisher, 22270 D, made a comment about the need for tree maintenance in his courtyard. This will be addressed in 2023. Mark also asked about the difference between special assessment and use of reserves for projects. Dan provided an overview.
- E. Nathan Hirsch, 2235 B, asked about the Knott Labs report on the sinking soil and how it will be fixed and paid for—**see X. C. in minutes.**

VI. Ratify Design Review Requests

- A. 2172 B Roof Mounted Solar Panels, Approved**
- B. 2226 D Roof Mounted Solar Panels, Approved**
- C. 2172 B A/C Unit Swap Out, Approved**
- D. 2235 B Side Yard Landscape Modifications, Approved**
- E. 2250 A New Sump Pump Installation, Approved**

VII. Ratify Approved Ongoing Business Items

- A. Change Landscape and Snow Removal Vendors to Environmental Designs Landscaping--Approved**
- B. Renew Farmers Insurance Policies—22% Increase--Approved**
- C. Misc. Maintenance Items Throughout the Property, PST Work Order--Approved**
- D. Misc. Repair Items Throughout Property, Prep-Rite Coatings Work Order-Approved**
- E. Replacement of Window Well, Guardian Windows—Approved**
- F. Replace Damaged Asphalt with Concrete—NE corner of alley 2128, Front Range Asphalt Proposal--Approved**

G. CrackerJack Mudjacking Projects Throughout Property--**Approved**

VIII. The Board Adopted 2023 Annual Budget with a 7.02% increase was approved in the Annual Budget Meeting prior to this meeting.

IX. Manager's Report—included in Packet

X. Ongoing and New Business

A. Deck Replacement Project 2255 B, Rebuild Corp not responding and let go, Re-bid Project—asking for new bids by mid-December

B. Ground Drainage Project, 2235 A area—Black Forest Excavation Services—in process

C. Block 8 Shifting Hot Soils Project, Updated SOW Provided to Contractors—the Knott Lab report was sent out to contractors and the contractors said they could not bid it out without a clear scope of work. Knott Labs submitted a more detailed scope of work and this will be sent out to five vendors. The board does not know how much this will cost. If the cost of the project cannot be financed by the reserves, there will likely be a special assessment. Lisa Richie asked to be able to look over the Knott Lab scope of work. Dan will provide the report.

D. Reserve Study, ARS and Association Reserves Proposals—tabled for now.

E. HB-22 1137 Replacement Polices Received—Collection, Conduct of Meetings, Covenant Enforcement—Approved

F. Next Board Meeting Date, Time, and Format—will meet in March and continue on Zoom.

XI. Adjournment at 7:55PM

XII. Executive Session if Needed

Submitted by,
Sandy Neville

