

**COPPERSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MAY 15, 2023, at 6:00 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:02 pm. The following directors were present for quorum.

Tara Olden, President
VACANT, Vice President
Susan McLaughlin, Treasurer

Doug Malkan, Secretary-absent
Cynthia Bussiere, Member at Large

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-Tara announced that Luke Alsip has sold his unit, so he is no longer on the Board. The position will remain vacant until the July Annual meeting.

Approval of minutes-April 17, 2023-On a motion duly made and seconded, the minutes were unanimously approved as written.

Board members disclose any conflicts of interest regarding agenda items-Cyndi noted that the water damage restoration proposal concerns her unit, so she will recuse herself from the decision.

III. SPECIAL GUEST: NONE

HOMEOWNER FORUM- There were 8 homeowners in attendance. Homeowners discussed a variety of topics, including trash, landscaping issues, and miscellaneous repairs.

IV. COMMITTEE REPORTS

Design Review Committee-

9510/#1052-window replacement- The Board agreed to approve the proposal from Adams County Glass on the following conditions: the proposal price and scope of work is still valid, there are no grids in the windows, the warranty information is in writing.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled.

Board members review correspondence from the community-The Board reviewed correspondence to and from the community.

VI. MANAGER'S REPORT-The Board reviewed the report submitted by Management.

VII. FINANCIAL STATEMENT

March-April 2023 – On a motion duly made and seconded, the financials were approved as submitted, subject to final audit.

VIII. UNFINISHED BUSINESS

Stairwell reconstruction update-The project is scheduled to be completed by the end of next week, with the following work still needing to be done: concrete steps replacement, porch column, soffit on one unit, landings need plywood repairs waterproofed and concrete poured, dryer vents terminated, siding caulked and painted, interior drywall repair in one unit, siding on chimney removed and replaced as well as the step flashing.

Stair tread replacement-Pending second assessment.

Community lighting consideration-The Board tabled this decision to reconsider placement of the light poles versus on the building exteriors.

Attorney engagement agreement-The Association is on retainer, so the engagement letter is not necessary.

Trash removal proposals-The Board tabled this decision until another proposal is received.

Water damage proposal-9468/#1024- On a motion duly made and seconded, the Board unanimously approved to refund the homeowner the amount \$2,673.05, for the difference in the amount of the flooring that was proposed to be replaced by the vendor. The homeowner has chosen to upgrade the flooring from what was damaged in the water loss.

IX. NEW BUSINESS

Water damage restoration proposal-9488/#2083-The Board unanimously agreed to table this decision until the other Board member can provide input on the decision, as this proposal concerns another Board member.

Drainage repair proposal-9468/#1047-On a motion duly made and seconded, the Board unanimously approved the proposal from HM Construction in the amount of \$4,578 to correct the drainage issue affecting this unit, when the warranty and restoration information can be clarified.

Downspout repair-9590/east side-The Board reviewed a proposal to reconfigure the downspout on the east side of the garage building after a homeowner request was made to reconfigure the system. After further review, the Board unanimously agreed that the area in question is not a walkway, and the current repair that was made to the downspout is sufficient and will not be changed.

Pothole repair-The Board would like Brown Brothers to submit a proposal to repair the potholes and to also modify the concrete drain pans.

Cash flow/reserve transfer approval-The Board unanimously approved to transfer \$110,000 from the reserve account to the operating account for the stairwell reconstruction project at 9510.

July Annual meeting-The Board unanimously agreed to hold the Annual meeting on Monday, July 24, 2023.

Schedule next Board meeting date-Monday June 19, 2023, at 6:00pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, the meeting was unanimously adjourned at 7:53 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer