

## 4420-40 Jay St Annual HOA Meeting

Date: 1/11/21

### Attendees:

Jim Robson  
Sam McKenzie  
Sunny McLennan  
Stacia Taves  
Cliff Carillo  
Derrick Iglehart  
Leslie Fredrickson  
Amanda De Rezende  
Bouakham Panpradith  
Joe Murad

Scribe: Sam McKenzie

## Annual Meeting Agenda January 11, 2021

\*all meeting comments made in red

Budget Ratification Meeting: 6:00p.m. – done prior to this meeting by board. Needs at least 2/3 approval

1. Call to Order 6:10p.m.
  - a. Report of Quorum
    - i. See attendance above
  - b. Approval of Minutes of Prior Annual Meeting February 4, 2020
    - i. No comments, Approved and moving forward
2. Board of Directors Report
  - A. Community Clean Up Recap
    - a. Same usual attendance each week doing the clean up work
    - b. Amanda's feedback – preference to hire help and keep the budget and HOA fee the same rather than reducing HOA fee
    - c. Cliff's feedback – the board has saved enough money that we can now afford to hire for 2 big clean ups, one in the spring and another end of year in the fall and then continue with some smaller community clean ups throughout the summer

Final decision: voted on by community, hire 2 times a year by professional. Intermittent community help on landscaping efforts.

B. Gutter Cleaning

Suggestion to hire the same company that does the landscaping clean up to also do the gutter cleaning

Final decision: voted on by community to hire 2 times a year. Report clogged gutters noticed by homeowners to board.

#### C. Trash Bin Fence Repair

Waste Management broke the trash fence, but the fault was placed on us to fix because we did not have the necessary gate holders to keep the gate back while the trash man was moving the receptacles.

Derrick has been pitching in to turn the bins around

Final decision by board – Jim to reach out to Waste Management company to request the bins are put back the same direction each week by the trash man.

#### D. Concrete Patch

There are some new cracks since the patch work however this is deemed normal. The company who did the work said they'd be willing to smooth out the cracks upon our request.

3. New Business (Revisited)
  - a. A. Community Clean Up
    - i. See above, Agenda line item 2
  - b. B. Concrete Repair/Sealing
    - i. Decision not to do a full repair in 2021 due to the high cost ~\$60,000 for a fix. Community preference to continue patching based on the cosmetic nature of the issue
4. Financial report / Treasurer
  - a. Budget
    - i. In 2019 we were able to save money for our reserves
    - ii. In 2020 3 bigger unforeseen expenses ~\$6,800 (roof repair, deck replace & concrete patch) dipped in to our reserves causing us to have to dip into our reserves
    - iii. Option to increase HOA fees to start saving money for the upcoming concrete repair or just pay a one time charge at the time the work needs to be done
  - b. Financials
    - i. Jim reviewed the provided document
    - ii. Motion in favor to accept 2021 budget passed
5. Homeowners Forum
  - a. Snow blower available for anyone to use whenever the snow is under 3"
    - i. Lee and Leslie house the snow blower. Contact 720-299-3994 for use.
  - b. Sunny to pay out of pocket to test a leaf gutter guard before any of the HOA invests in them for the community
    - i. Problems with the gutter guards keep Jim from suggesting this product such as snow/ice build up that cause water damage to roof and potential caving in of gutter
  - c. Amanda's request to improve trash bin accessibility

- d. Request to include landscaping enhancements to next year's agenda
- 6. Election of Board Members
  - a. President - Cliff
  - b. Vice President - Stacia
  - c. Treasurer – Joe
  - d. All roles shared across the board
- 7. Adjournment
  - a. Time 7:22pm