

Sylvan Square Condominium Association

2021 Annual Meeting

Tuesday, November 9, 2021 at 5:30 P.M. MST, remotely via Zoom meeting

1. **Call to Order:** The meeting was called to order at 5:38pm
 - a. **Roll Call:** Board Members in attendance: Dustin Hall, Beth Johnston, Mary Pierik. Homeowners in attendance: Carol King, Gary Myers. Also present were property manager Matt Hayden with Elevated Colorado Management Services and John Gitchell, son of A102 owner Joan Gitchell and Eagle County Environmental Manager.
 - b. **Establishment of Quorum:** With seven homeowners in attendance in person or via proxy, quorum (25% of 16) was reached.
 - c. **Proxies:** Received for Dustin- Martha Tyler, Kathy Goodman. Cassia submitted 4 proxies , but their assigned proxy was not in attendance.
 - d. **Agenda:** With no requested changes, the Agenda for the 2021 Annual Meeting was approved.
2. **Minutes Approval:** A motion was made and carried to approve the Annual 2020 Minutes from November 16, 2020 which were unanimously approved
3. **Business:**
 - a. **Old Business:** Update from Restitution Committee, refund received for excessive water use and management fees from former property management company
 - b. **New Business:**
 - i. The Wildfire Risk Assessments and mitigation efforts report and future plans to address the points of the report were discussed.
 1. Dryer vents were part of the report and it was suggested that the Association should look into cleaning of all vents at one time to save the Association and the home owners money as opposed to doing them all individually.
 - ii. President Dustin Hall updated the homeowners of the recent and ongoing property projects.
 1. Tree trimming throughout property
 2. Have been in discussion with a landscaping architect to address the aging, dying, struggling or overly mature landscaping

3. New snow removal company for winter 2021-22 and he recommended residents do not pull over the sidewalk with their cars during a snow event to prevent damage to vehicles
 4. Dog waste continues to be an issue as owners are not picking up consistently after their pets.
 5. Elevated Colorado offered to send a winter property update and to continue to plead with homeowners to be responsible pet owners and to mention the sidewalk snow clearing spacing for cars in the lot.
- iii. John Gitchell had questions if the Association was or would consider an EV charging station. It was decided to look into options, costs, and available programs to help offset the costs or to help push for a community charging station in Eagle Ranch in the Commercial Center.

4. Financial and Budget-

- a. 2021 financial statements and projections were reviewed.
 - i. Association looks to be at or under budget for 2021
 - ii. Reserve Schedule was reviewed as well as the effort to keep it well funded to cover upcoming expenses
 - iii. 2022 Budget was presented and discussed. Assessments were increasing to \$460 per month starting January 1, 2022.
 1. There was no veto of the 2022 budget by the owners so it stands as presented.

5. Board Elections-

- a. Secretary/ Treasurer Beth Johnston's term expires this year
- b. The floor was opened to accept nominations, but none were received and Beth Johnston agreed to serve another term.
- c. There being no other nominations, Beth was elected by acclamation to a 3-year term expiring in 2024.
- d. Officers Appointments: Dustin Hall- Pres, Mary Pierik- VP/ Secretary, and Beth Johnston- Treasurer

6. Adjournment- A motion was made and passed to adjourn the meeting at 7:01