

# Persimmon Woods Townhome Association

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## Board of Directors Meeting

March 18, 2021

A virtual meeting of the Persimmon Woods Townhome Association Board of Directors was held on Thursday, March 18, 2021 via Zoom video conference.

1. **Call to Order.** The meeting was called to order by Carol Glasson at 6:04 p.m.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, Robert Wilhelm, and Steve Hilbert. David Borns was absent. Eileen Jacobs of Mountain Caretaker was in attendance as well. Shelly Mello of Agett Consulting was present to report on the Phase II roof project.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes from the January 21, 2021 meeting were approved by unanimous vote.
4. **Roof Update.** Shelly Mello of Agett Consulting LLC updated the Board on the upcoming Phase II of the roof replacement project. Horizon Roofing is requesting a start date of early July. Gifford Construction would start its fascia work in mid-June with the project anticipated to be completed in early to mid-September. This schedule is advantageous in that it avoids the possibility of winter weather conditions if they start in April and takes the pressure off the cash flow.

Any owners wishing to replace skylights will work directly with Horizon Roofing who may require more aggressive payment terms to avoid delayed final payments.

5. **Financial Report.** Genii and Eileen have some questions for Novosad Lyle before issuing final financials statements. Once these are finalized, then the 2021 February statements can be done. The tax return has been filed.
6. **Other Business.**
  - a. **Collection Matter.** The Board has been consulting with legal counsel regarding next steps in collecting the serious past due account. The homeowner has been unresponsive to the requests and demands for payment. Upon motion duly made and seconded, the Board unanimously approved signing of the Resolution which is attached to these minutes and hereby incorporated as part of the minutes. The Resolution will be signed by the Secretary of the Association, David Borns.

The Board asked that legal counsel keep them informed as this foreclosure proceeding progresses.

- b. **2021 Landscape Maintenance Contract.** Upon motion duly made and seconded, the Board unanimously approved SHC Landscaping's maintenance contract for Summer

Approved: 6/17/2021

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2021 at a cost of \$7,582.

The flower boxes will not be planted in the two buildings that will be under construction this summer. Susan Rapson met with Cheryl from Earth Songs and a revised proposal is supposed to be sent in changing the garden beds to a summer and fall cleanup with the landscape committee doing any interim weeding that is needed. Some boxes will have perennials added to establish some permanent flowers in those boxes with appropriate exposure to support perennial growth.

- c. Ratification of Actions Taken via Email/Survey after the annual meeting. The annual meeting was held on December 5, 2020, but a quorum was not achieved. Subsequent to the meeting a ballot was sent to all owners to vote on the following matters with a majority of owners responding:

The minutes of the December 7, 2019 minutes were approved by a majority vote. David Borns and Steve Hilbert were each elected to a 3-year term on the Board. The anticipated operating surplus was approved to be moved to the reserve fund.

Upon motion duly made and seconded, the Board unanimously ratified the above actions.

7. **Adjournment.** The next regular meeting of the Board is scheduled for Thursday, June 17, 2021 at 6 pm. The Board will do a walkabout prior to the meeting at 5 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

*Eileen Jacobs*

By:

Eileen Jacobs