

# Persimmon Woods Townhome Association

---

## Board of Directors Meeting

January 20, 2022

A meeting of the Persimmon Woods Townhome Association Board of Directors was held on Thursday, January 20, 2022.

1. **Call to Order.** The meeting was called to order by Carol Glasson at 6:01 p.m.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, David Borns, Bob Howe, and Steve Hilbert. Eileen Jacobs of Mountain Caretaker was in attendance as well as homeowners John and Nicole Earhart. Matt Hayden of Elevated Colorado Management Services was also present.
3. **Owner Forum.** The owners of Unit 23 asked the Board to consider installing gutters and heat tape on all units. It was noted that there are no house meters on the four buildings in question and installing a house meter may involve cutting into the asphalt. Ongoing maintenance was also a concern with gutter cleaning needed two times a year as well as electric costs. The Board agreed it may be time to revisit this and will begin the process of gathering information. It was suggested this design might be incorporated with the siding project architecture.

Unit 28 has inquired about the process for installing sliding doors, but they have not yet submitted a request for the Board's review.

Lower water pressure in Unit 4 was discussed at the annual meeting. RG has not had time in the past month to get RK Service out to look at this.

ERWSD requirements for boilers was discussed. There are still a few units that have not complied and the Board asked Eileen to resend the information to the owners.

4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes from the December 4, 2021 meeting were approved by unanimous vote.
5. **Financial Report.**
  - a. **Preliminary Year End Financial Report.** Eileen reviewed the preliminary financial report noting that the \$6,500 anticipated surplus will be reduced by an invoice from Earthsongs that was received after the report was issued.

Eileen will update the reserve schedule with final expenses for the roof and other reserve expenditures.

6. **Other Business.**

## Persimmon Woods Townhome Association

---

- a. Election of Officers. The current officers are Carol Glasson, President; Genii Gatter, Treasurer; David Borns, Secretary. Upon motion duly made and seconded the current slate of officers were elected to serve for another year by unanimous vote.
- b. Management Agreement. Mountain Caretaker has resigned from the on site management side of Persimmon Woods due to growing family obligations. The Board has been working with Elevated Colorado Management Services, owned by Matt Hayden, on an agreement for management services. Mountain Caretaker, Eileen Jacobs, will continue to provide the bookkeeping services. An attorney has reviewed the agreement on behalf of the association.

Upon motion duly made and seconded, the Board unanimously approved the agreement between Persimmon Woods and Elevated Colorado Management Services effective February 1<sup>st</sup>.

- c. Insurance Renewal. The insurance proposal from CAU, represented by Mountain West Insurance for the 2/1/2022 renewal was reviewed. Genni suggested the Board consider the Difference in Conditions proposal which covers mudslides, earth movement, etc. The Board will defer this until they have more information.

Upon motion duly made and seconded, the Board unanimously approved the renewal proposal from Mountain West Insurance. Eileen will update the application and Carol will sign the proposal on behalf of the Board.

7. Adjournment. The next regular meeting of the Board is scheduled for Thursday, March 17, 2022 at 6:00 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By:

Eileen Jacobs