

Persimmon Woods Townhome Association

Board of Directors Meeting

March 19, 2020

A meeting of the Persimmon Woods Townhome Association Board of Directors was held on Thursday, March 19, 2020 via teleconference.

1. **Call to Order.** The meeting was called to order at 6:10 p.m. by Carol Glasson.
2. **Roll Call and Quorum.** Directors in attendance were Carol Glasson, Genii Gatter, Steve Hilbert, Bob Wilhelm, and Deanna Blomquist. Eileen Jacobs and RG Jacobs of Mountain Caretaker were in attendance as well. Shelly Mello, Agett, LLC was also in attendance
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the 12/7/2019 and 1/16/2020 meetings were unanimously approved
4. **Financial Report.**
The financial report as of 2/29/2020 was reviewed with no concerns noted. The 2019 year end financial statements will be prepared by Novosad Lyle.
5. **Other Business.**

Roof Replacement. Shelly had provided a written update to the Board on Monday, noting that due to the COVID-19 pandemic, things are changing daily in the construction industry. The framing contractor said he is still ready to begin work as soon as possible. Horizon Roofing may have a staffing issue as many of their workers come from Mexico and the Consulate is closed. The Persimmon project is a top priority for Horizon; options include doing two buildings in 2020 rather than three, completing the other three buildings in 2021. RG said if only two buildings are done, buildings 2 and 3 should be the priority. Shelly and Craig from Horizon agreed to circle back in two weeks.

It was agreed that until Horizon knows its capability to perform under the contract, the framing and stucco contracts cannot be signed. The consensus was to accept Shelly's recommendations for framing (Gifford Construction) and stucco (Kern Plastering).

The Board will hold another teleconference Board meeting on Thursday, April 2nd at 6 pm.

Gutter Replacement. While everyone agreed that the replacement of all gutters with heat tape is ideal, the costs of heat tape and electric meters are cost prohibitive at this time. Discussion ensued as to the benefits and drawbacks of installing gutters only in the front or front and back. After the conclusion of the discussion, upon motion duly made and seconded, the Board unanimously agreed to accept Horizon's proposal to install gutters both in the front and back with downspouts at a cost of \$17,800.

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Shelly recommended cleaning the gutters at least twice a year and possibly three.

Lawn Maintenance Bids. Two proposals have been received, one from last year's contractor, Brush Creek Landscaping, and one from Gore Range Landscaping. A third proposal is coming from SHC Landscaping and the comparison spreadsheet will be updated and all three proposals sent to the Board as soon as it is received. The Board will consider and approve via email and ratify at the April 2nd meeting.

Flower Boxes. Two proposals for flower box plantings were received, one from last year's contractor, Earth Songs, and one from Gore Range Landscaping. While Earth Song's proposal was more expensive, it was more comprehensive, including soil preparation and perennials in addition to annuals. The consensus was to accept Earth Songs proposal, however, the Board cannot make a decision on which buildings to do until the roof construction schedule is finalized in the next couple of weeks. Eileen will communicate the Board's desire to use Earth Songs' services with the caveat that it may not be all five buildings.

Carol will ask Shelly to get a quote from the framer to replace the caps on the flower boxes as buildings are re-roofed.

Tree Study. This item is deferred to the April 2nd meeting. Once the construction schedule is confirmed, Horizon will be asked to identify which trees need to be trimmed in order to facilitate the roof replacement.

6. **Adjournment.** The next meeting of the Board is scheduled for Thursday, April 2nd at 6 pm., There being no further business to come before the Board, the meeting adjourned at 7:20 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By:

Eileen Jacobs