

PERSIMMON WOODS TOWNHOME ASSOCIATION BOARD MEETING

Thursday, March 17, 2022, at 6:00 pm

0931 Singletree Rd #1, Edwards, CO 81632

Meeting Minutes

1. **Call to Order:** The meeting was called to order at 6:03pm
2. **Roll Call/Establish Quorum:** With all five Board Members in attendance, a quorum was reached. Present were Carol Glasson, Bob Howe, Dave Borns, Genii Gatter and Steve Hilbert. Also in attendance was Matt Hayden of Elevated Colorado Management
3. **Approval of Minutes:** *The minutes from the January 20, 2022 board meeting were unanimously approved*
4. **Financials-** Genii Gatter reviewed the financials with Chris Spaeth and reported back to the Board. The Association's tax return for 2021 has been filed and the books have been cleaned up after being passed to Spaeth & Co from Mountain Caretaker
5. **Property Updates-** Matt from Elevated Colorado Management updated the BOD on the recent repairs to the dumpster enclosure doors, observations of areas to look at during the planned property spring walk with the Board including paint, steps and railings, chimneys, and siding.
6. **Design Review Projects**
 - a) Unit #28 has submitted a request to replace the existing rear balcony door with a sliding door
 - At this time, the Board has requested that any upgrades to the unit are in alignment with the other units in the HOA
 - This includes maintaining the three-panel look, that the exterior to the door is wood framed and is painted to match the current trim paint scheme of the Association

- Discussions with the owner are ongoing and the project has not yet received approval to move forward

7. Agreements and Contracts

a) *A motion was made and unanimously approved to contract with the new Bookkeeping company, Spaeth & Co*

b) Landscaping proposals

- Grounds & irrigation maintenance
 - Matt has been reaching out to several vendors. He has met with one, is in talks with another and is awaiting response from a few others
 - Goal is that a decision is made by April
- Planter box maintenance- Earthsongs
 - ECM has reached out for 2022 contract

8. Project Updates Eagle River Water & Sanitation District

a) ERWSD boiler upgrade status

- Eight of 12 owners have made the required upgrades
- ECM is trying to get responses from the remaining four owners

b) ERWSD backflow inspections update

- All backflows have been inspected and paperwork has been submitted.
- Association will receive refunds from ERWSD for fines levied for non-compliance

9. Other Business

a) Tree work, BCL proposal review

- Tree work completion needs to be submitted to HOA insurance

b) Exterior painting

- Project will occur this summer with time and materials set to address the areas of highest concern

c) Water pressure in Building 4

- Working with ERWSD to make initial assessment before escalating to a plumber

d) Gutters

- Ways to handle water run off throughout PW will be addressed in future project assessments around the complex

e) Beautification Committee

- Prior to the property spring walk with the Board and ECM, homeowners will be extended the offer to walk with the group to express their ideas for beautification and improvement of the grounds to be added to the overall plans and to establish priorities
- A survey will be sent to all homeowners to be able to express areas desired to receive some attention for the overall pln as well

- f) Website- ECM is working on two pages within their website for the homeowners of Persimmon Woods. Expected completion in the next few weeks.

10. Adjournment- Having no other matters to discuss, the meeting was adjourned at 7:34pm

-Meeting minutes taken and submitted by Elevated Colorado Management-