

VILLAS at SINGLETREE CONDOMINIUMS

Meeting of the Board of Directors

October 27, 2022 at 10:00 AM

Meeting was held virtually

-Minutes-

Board of Directors

President: Jody Talbot- term expires 2023

Susan Goddard- term expires 2022

Bob Redwine- term expires 2024

1. Call to Order: The meeting was called to order at 10:11am
2. Roll Call: Bob Redwine and Susan Goddard
 - a. Also in attendance was Matt Hayden of Elevated Colorado
3. Approvals:
 - a. Meeting minutes from October 29, 2021, approved via email after the meeting.
 - b. Ratify approvals made via email:
 - i. Approved- Yarnell Engineering Contract, June 27, 2022 & proposal, July 30, 2022, for \$1,425
 - ii. Approved- BCL tree care proposal, July 27, 2022, for \$1,671
 - iii. Approved- BCL/ HCF tree removal proposal, September 27, 2022, for \$2,500
4. 2023 Budget Discussion
 - a. The 2022 year-to-date expenses compared to budget were discussed
 - b. 2022 projections show a surplus of over \$16k
 - i. Primarily due to water savings based on an incorrect number in 2021.
 - c. 2023 Budget- reduced overall operations budget by almost \$800 and increased reserve contribution to almost \$800, making the budget for 2023 to be flat to the 2022 budget
 - i. The 2023 Budget was approved by the Board of Directors to present to the owners for ratification at the Annual Meeting.
 - d. Reserve schedule- projects scheduled for 2023 were discussed
 - i. Spreadsheet will be reviewed and updated to be more accurate
5. Next Meeting- Annual Set date for Saturday, November 12, 2022 at 10:00 am, Clubhouse
6. Adjourned: Having no further matters to discuss, the meeting was adjourned at 11:58am