

Gambel Street Homeowner Association
Board of Directors Meeting
February 15, 2023

1. **Call to Order:** The meeting was called to order at 5:35 pm at the Slifer Smith & Frampton Sales Center in Eagle.
2. **Roll Call:** Present were property owners Amy Reid (via Zoom), Iva Delorey, Pam Horan-Kates, Michael Crosby (via Zoom), Shayna Graham (via Zoom), and Matt and Ursula Hayden of Elevated Colorado Management Services.
3. **Board Officer Position Election:** Matt confirmed that the terms of office would be 3 years, 2 years and 1 year. Amy Reid voiced her willingness to act as Treasurer for 1 year, with her term expiring in 2023; Iva agreed to a 2-year term of office, expiring in 2024, and Pam agreed to a three-year term, expiring in 2025. Iva and Pam agreed to be co-presidents for the lengths of their terms.
4. **Approval of Minutes:** The November 28, 2022 Meeting Minutes were reviewed and approved unanimously.
5. **Financial Report:** The report was given by Ursula, and she indicated that the final number for the Special Assessment to cover the deficit from 2022 is \$15,719.00. This will be split among the 15 Gambel Street homeowners according to their property's square footage, similar to the way dues are calculated. The motion to approve the amount passed unanimously. Amy suggested that the Special Assessment be able to be paid by each homeowner by December 1, and would be delinquent after December 15, 2023. Ursula will send out statements for the assessment and ask that homeowners let her know how they plan to pay so that she will have a payment plan for all owners. Matt is soliciting information from Stevens Home Care, Waste Management and American Family Insurance to see if he can bring the costs down for the association. Shayna asked for multiple bids from other providers to compare, and Matt agreed. Shayna also asked specifically for the 2022 bid from SHC to be reviewed because there were discrepancies between the billing and what had been done. Matt could perhaps use this to evaluate the 2023 bid.
6. **2023 Projects:** Matt reported that the parking lot is due for a fill and seal process, according to a prior reserve study. He also noted that there is some damage caused by a cottonwood tree and possibly an aspen tree that should be watched. Matt agreed to find out who prepared the last Reserve Study and see if he can get it updated rather than completely redone. He will get bids on this item. Amy suggested that unless there is an emergency situation, all work on Gambel Street should wait until the HOA is in better financial standing. Everyone agreed.
7. **Other Business:** Mike had a question about the square footage discrepancy between units at Gambel Street with and without basement levels, and the resultant difference in

dues. Matt said that can be remedied and it will be placed on the agenda for the next meeting.

8. **Adjournment:** *The meeting was adjourned at 6:47 pm.*

Respectfully Submitted,

Pamela Horan-Kates

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