

Sylvan Square Condominium Association 2022 Annual Meeting

Monday, November 14, 2022 at 6:30pm, remotely via GoogleMeet

-Minutes-

1. **Call to Order:** The meeting was called to order at 6:36 pm.
 - a. Roll Call: Board members in attendance: Dustin Hall (D 202), Beth Johnston (C 102), Mary Pierik (D 201). Homeowners in attendance: Gary Myers (C 201), Martha Tyler (C 202), and Gabriella Nazario (C 101). Also present was property manager Matt Hayden of Elevated Colorado Management Services.
 - b. Establishment of Quorum: with 7 homeowners in attendance either in person or by proxy, a quorum (25%) was reached.
 - c. Proxies: Received for Dustin – D102- Schlesinger & D101- TCO Properties
 - d. Agenda: with no requested changes, the agenda for the 2022 Annual Meeting was approved.
2. **Minutes Approval:** A motion was made and carried to approve the Annual Meeting Minutes from November 9, 2021, which were unanimously approved.
3. **Financial and Budget**
 - a. Review of 2022 financial statements and projections were reviewed
 - i. Association looks to be at or below budget for the end of 2022, despite overages for painting and parking lot sealing and striping
 - ii. The Reserve Schedule was reviewed and no changes were made. Proposed budget for 2023 assumes 5 – 8% inflation for most major expenses.
 1. The 2023 Budget was presented and discussed. Assessments to increase \$35/month per unit beginning January 1, 2023, to \$495 per unit.
 2. Motion made and carried to approve 2023 Budget with no vetos by owners, the 2023 Budget stands as presented
4. **Business:**
 - a. Old Business: no old business
 - b. New Business:
 - i. Wildfire Mitigation – there is potential funding (via reimbursement) up to \$7500 from Eagle County's Firewise program, for projects that will mitigate fire risk. Dustin has secured several bids from local landscapers to provide services. Further discussion will follow at a later date to determine which projects will be attempted for 2023.
 - ii. Plowing and Shoveling for 2022-23 winter season – a bid was presented by SHC for plowing and shoveling for 2022-23 winter season. Bid was accepted. Dustin requested owners not pull cars over the sidewalk during snow events. Matt requested residents move cars as early in the day as possible during a snow

event to ensure optimal plowing of the parking lot. Space for parking is available on Sylvan Lake Rd. Dustin has been hired by SHC to do shoveling of the complex. There is a shovel in the trash cage for residents to use to assist in snow removal after plowing.

- iii. Water overages for Bldg. A – Water for Bldg. A has been approx. \$600 over normal use for 3-4 months. Matt has checked 2 of the 4 units for leaks, and is still investigating 2 other units which he has not been able to access. He is working with Castle Peak to get keys/access codes for units they own, and is trying to work around the tenants' schedules, without success to date.
- iv. Trees – Rutzu has looked at trees around the property near buildings D and A, and determined the cause of browning is natural and trees are healthy. Tree near dumpster needs trimming; Dustin stated he will do it. Rutzu also does our fertilization and is investigating more sustainable options.
- v. Electrical – lights are out on the main Sylvan Square sign and on Bldg. B and C bollards. The box for the buildings has been compromised and wires corroded. Matt is working on getting this repaired. The light sensor for Bldg. D is not functioning and Matt is working on this also.

5. Board Elections:

- a. President Dustin Hall's term expires at the end of 2022.
- b. The floor was opened to accept nominations; none were received, and Dustin agreed to serve another 3 year term.
- c. Officers Appointments: Dustin Hall – President, Mary Pierik – Secretary/Vice President, Beth Johnston – Treasurer.

6. Adjournment: A motion was made and passed to adjourn the meeting at 8:02 pm.