

# VILLAS at SINGLETREE CONDOMINIUMS

## Meeting of the Board of Directors

January 23, 2023 at 6:00pm via teleconference

### **-Minutes-**

#### Board of Directors

President: Bob Redwine- term expires 2024

Treasurer: Terry Hon- term expires 2025

Secretary: Jody Talbot- term expires 2023

1. Call to Order: The meeting was called to order at 5:09pm
2. Roll Call: In attendance were Bob Redwine, Jody Talbot, & Terry Hon. All board members were in attendance and a quorum was reached. Also in attendance was Matt Hayden of Elevated Colorado Management.
3. Approvals: Meeting minutes from October 27, 2022- a motion was made and duly seconded for the approval of the meeting minutes
4. 2023 Project Discussions:
  - a. Parking lot and area regrading- show regrading plan to excavators. Matt to begin getting proposals for the board to discuss.
  - b. Asphalt crack fill & seal coat- It was determined that this project will be held until regrade project has been completed
  - c. Painting- touch up
    - i. Stucco will be evaluated
    - ii. Will also involve looking at the inside of the courtyard walls to see the degradation/ condition of the wooden planked sections
      1. Depending on the need, Matt will get pricing to replace like for like, cedar? (Use two walls as a template for consideration)
  - d. Trash enclosure doors
    - i. Elevated Colorado had to chip up the ice that had formed in the parking lot in front of the east dumpster to be able to open the enclosure doors. The board wants to revisit this subject after the regrading has been completed and the effect the lot work has on the ice build-up can be evaluated.
    - ii. Matt will look into who did the electrical panel doors as a possible vendor for the repair/ replacement work, including iii below.
    - iii. Holes bored into foundations for lock pin seating
  - e. Concrete repair- will be evaluated in spring for need.
  - f. Landscaping refurbishment- Plan TBD
  - g. Irrigation clock replacements- On hold until needed
  - h. A-5's back patio- Bob has the contact info of the person who looked at the colors etc. before. Matt to reach out for a proposal to do the repair work.
  - i. Matt to reach out for a bid to update the reserve study from the original provider.
5. Other Business:
  - a. New governing documents- HB22-1137 CCIOA
    - i. Matt to resend to BOD for consideration
    - ii. Matt to send the newly written Rules document to Altitude Law to ensure compliance with HB22-1137 when ready.
  - b. Website announcement- Board to give their feedback before the announcement.
  - c. ACH limit was requested to be increased to the next approval tier with bank.
  - d. Make sure we get a contract from BCL for 2023 prior to work approved
    - i. Matt to request two tree health checks during the growing season
6. Adjourn: Having no further business to discuss, the meeting was adjourned at 6:13 pm.