

Frontgate Townhome HOA

Board of Directors Meeting

Tuesday, March 7, 2023, at 6:00 pm, via teleconference

-MINUTES-

1. **Call to Order:** The meeting was called to order at 6:12 pm
2. **Roll Call/ Establishment of Quorum:** Board members in attendance were Erin Perejda, Shinji Tsuji, and Mary Bates and a quorum was met.
Also on the call was Matt Hayden of Elevated Colorado Management.
3. **Approval of Minutes:** A motion was made and duly passed to approve the meeting minutes from October 25, 2022.
4. **Old Business:**
 - a. It was asked if all of the replacement shrubs were received and installed by BCL over the summer. They were received and have been paid for.
 - b. Ice buildup on the roofs was revisited and the discussion around the installation of heat tape or to snow rake the snow more often was discussed. As each season is different, the association will continue to monitor and may use non-contracted snow removal money in the budget to continue snow raking the edges of the roof lines where possible to avoid ice buildup.
5. **New Business:**
 - a. Board of Directors elections for 2023 were held:
 - i. The new positions will be President: Erin Perejda, Treasurer: Shinji Tsuji, and Secretary: Mary Bates
 - b. Spring and Summer Project Discussions
 - i. ECM will get pricing and type info for the mulch currently in the beds for possible replacement or to be available to all owners what is used should they elect to replace it on their own before the association does.
 - ii. ECM will speak with Brush Creek Landscaping about the removal and possible options for replacing the choke-cherry trees to remove the wildlife attraction from the HOA property.
 - iii. ECM will discuss the irrigation coverage, drier areas of landscaping and the possibility of seeding with a grass type that is hardier or has deeper roots.
 - c. The Alpine Bank operating account will need a second signer. Mary Bates will be added to the account and former board member Patty Drake will be removed.
 - d. Reserve fund investment will be investigated to take advantage of improving interest rates. Likely to be a money market account or a certificate of deposit.
6. **Other Business:** It was asked what can be done during the spring for the growing ice near the carports. A sand bucket & scoop will be added by the dumpster by ECM for residents' use.
7. **Adjournment:** With no additional business to discuss, the meeting was adjourned at 7:17pm.