

VILLAMONT at DILLON
Board of Directors Meeting
November 16th, 2017

The Villamont at Dillon Board of Directors held a meeting on November 16th, 2017 by GoToMeeting. Attendees were Directors Shawn Biehl, Carlos Conti, Maria Henry, Jessica Colodny, and Katherine Strozinski. Attending from Red Mountain Community Management (RMC) was Josh Shramo – Community Liaison. Director Biehl called the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the May 2, 2017 Board meetings were approved.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending September 30, 2017. Assets total \$463,251.20 with liabilities of \$140,535.48 resulting in net equity of \$322,715.72

- Item(s) of note for the month of September
 - Line 50361- G&P Maintenance is over for the month due entirely to the Greenscapes invoice being received for the summer landscape care
 - Line 50361- G&P Maintenance is over for the year due to the amount of time that RMC is spending picking up dog feces, as well as some additional tree removals

MANAGEMENT REPORT

- This summer has gone fairly smoothly. There are the normal issues with furniture and dog poop around the property that we are spending an inordinate amount of time taking care of. Otherwise, we've repaired a few entryways as well as some other board directed projects. We've also taken care of some graffiti on a retaining wall in the upper lot as well as some on the asphalt itself.

PRESIDENT'S REPORT

- There was nothing to report.

OLD BUSINESS

- Survey Work Update
 - The survey has been completed.
 - The BOD has some questions about the eastern most easement, and whether or not there is actually anything located in the easement.
 - The BOD has asked RMC to order an engineering locate to determine if any utilities run through the area.
 - Deck Replacement Report

- The first two buildings' decks are being replaced. They are almost complete, although there was a small hiccup with the concrete piers and railing.
- Part of the problem stems from the County treating this project as a commercial project, as opposed to a residential project. Therefore, there are different codes that need to be followed.
- The BOD expects the project to be complete in the next week.
- It was mentioned that a subcontractor damaged an owner's vehicle during the project. As of the meeting date, the payment for the damage had not been received by the owner.
 - The BOD feels that this is something that will have to be addressed before final payment is issued to the contractor.

NEW BUSINESS

- Asphalt Replacement
 - The asphalt replacement for the lower lot will tentatively be scheduled for the fiscal year of 2020.
- Unit 6954 Back Deck Extension
 - It was brought to the attention of the BOD that the footers for the deck expansion on this unit seems to be too small for the typical deck replacement. This is based on the current construction of the front decks in the lower lot.
 - The BOD fears that they deck may not support the necessary snow load calculation and collapse.
 - The BOD also did not remember given their vote of approval for the project.
 - The BOD feels strongly that all owners must adhere to all County regulations as well. As such, the BOD has asked RMCM to verify whether or not a County permit was pulled for this project.
- Unit 6936 Roof
 - The roof of unit 6936 is disrepair.
 - The BOD has asked RMCM to send a notice to the owners that the need to make repairs and/or replace the roof.

NEXT MEETING DATE

The next meeting date will be January 20th, 2018 at 10:00a.m.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 8:50 p.m.