

The meeting was held via Zoom on April 29, 2020 DRAFT Minutes

In attendance:

Michael Healy

Blaine Johnson

Mary Warren

Bruce Snead

Rollie Wild

Mary Beltz

Brent Frush

Minutes from the Annual Meeting 2019 were reviewed and approved.

Corbran's contract was approved via previous emails.

Mike and Pat's landscaping request was approved via previous emails. If they will not use all the rocks in their area, they will be moved where needed.

The latest financials (ending March 31st) were reviewed.

The last insurance claim for August 2018 hail damage has at long last been closed. The HOA was issued a check of \$33,000+. There should be approximately \$15,000 left after needed repairs at 3535 Broadmoor Valley Road and chimney caps are done. We will continue to work with Brett Anderson from 7 Summits to get things done.

Needed repairs to the property were discussed including: Gutter drops, mailbox repairs, sidewalks, tree removal/trimming, retaining walls, area between Michael and Celeste's property.

It was suggested that subgroups be formed to prioritize the HOA needs. Blaine volunteered to secure bids. Michael will get an estimate on chimney cap repairs.

A discussion was held regarding the budget deficit: should we raise dues, dip into reserves, have each resident pay their own insurance or use part of the insurance settlement.

Rollie wants a discussion about what is needed in reserves, noting the term is questionable. He also felt the excess from the insurance claim should not be used for regular operational costs.

A discussion was held regarding the cost of insurance and looking into other options next year.

The need to update the by-laws was discussed. Rollie said he would check with John Herzog who worked on updates last year. The need to have what is covered by the HOA and what is not needs to be clarified.