

7th Tee HOA Executive Committee meeting Wednesday Dec 8, 2021

Meeting was held by zoom at 5pm

Attendees -Michael Healy, Mike Howell ,Bruce Snead ,Rollie Wild ,John Herzog ,Mary Beltz

Brooks Riddlesperger, Blaine Johnson, Wes and Eslia McKelvey

Michael indicated that the chimney cap at 3575 will be fixed by a contractor when weather permits

November 22 annual meeting minutes were approved unanimously

Michael asked for nominations for officers – Michael – President - Rollie V President- Bruce Sec/Treasurer – Unanimously approved

Michael asked for discussion and consideration of the Altitude Law proposal to update all our legal documents – bylaws, covenants, policies. All documents can be updated for \$6910.

Discussion about need for this to meet CO law and timeliness after 40+ years.

Expression of the need to involve all members in the updating process to facilitate approval by vote at the end. Mary Warren previously indicated willingness to serve on a committee. After discussion it was decided to approach this as a committee of the whole with desired engagement by all members according to their preference. Funds are available in reserve to proceed immediately with this project, which will take 4-6 months.

After discussion – motion to approve full proposal- Rollie - Second – Bruce- Unanimous approval.

The retaining wall project was discussed. The need to contact bidders to share the presence of telephone utilities and obtain references was discussed. Three bids have been received – about \$28,000, \$37,000 and \$52,000. An assessment will be necessary. Mike will contact bidders and request any updates and estimate of time to conduct project and references. Goal is to review references and make selection as soon as feasible with goal of commitment to project by early January. Railroad ties removed may be given to the Country Club and/or retained for use by the HOA – TBD. The need to repair any collapsing ties in the wall was raised.

A review of that will be done to identify possible stabilization repairs.

Michael shared the status of the insurance claim and that a new adjuster has been appointed by the insurance company, likely causing delays in closing this out. Brett of 7th summits is advocating for resolution as soon as possible.

The need to remove several trees was identified. Rollie will contact his tree service contractor to see if a bid can be obtained. The need to grind stumps was shared by John and the cost of that was identified as a concern.

Wes and Esia asked several questions to help them come up to speed on conditions and projects including the funds in escrow as part of their purchase of 3575. ndit

Pat Howell raised the condition of flashing and waterproofing in their units roof and concern for potential failure and leakage. A inspection by a independent roofer to assess conditions and quality of work was raised. Michael will contact Brett of 7 Summits and if a no cost inspection by a roofer can be arranged, the conditions and any repairs may be identified.

John raised a question about water being turned back on. Michael indicated that was not an option given the costs and risks at this time of year.

The next meeting will likely be scheduled after the first of the year unless information on the retaining wall bids is available and can be acted upon before then.

Meeting adjourned – 6:05

Bruce Snead

Secretary