

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Thursday, January 19, 2017 – Clubhouse

CALL TO ORDER: The meeting was called to order at 4:35 p.m. by Ben Smith.

Present were:	Ben Smith	President
	Scott Gadd	Vice President
	Autumn Ascano	Treasurer
	Darren Burns	Property Manager
	Chris Schade	Property Manager
	Chad Holladay	Holladay Grace Roofing
	Bart Rafferty	Confident Coatings

<i>Absent: Daniel Freysinger</i>	<i>Secretary</i>
<i>William James</i>	<i>Director at Large</i>

OPEN FORUM: Approximately 20 owners were also in attendance.

Chad Holladay introduced himself and notified the Owners that the recent wind storm will not affect the work on the Special Loss Assessment, although it will create more inconvenience. With the carports, the damage is significant, but the roofs of the structures are the highest priority. The emergency repairs from the wind storm were done to fix the most obvious potential leak areas, but he did say a wet snow would show the roofs are not currently water tight until the full repairs can be done. Due to the more recent damage he is going to move up his roofing schedule to February. As a platinum preferred contractor with Owens Corning and 35 years in Colorado Springs, he assured the Owners they will be able to do cold weather roofing, but the cold weather will slow down the process. The goal is to get the structures water tight prior to the heavy and wet spring snow storms.

Chad detailed his company's workmanship warranty, which is 15 years for leaks and also covers interior damage. Under the best conditions, the project would take 6-8 weeks. In cold weather conditions, the estimate is closer to 11-12 weeks. Bart Rafferty was introduced and will be starting in June at the latest and expects approx. 90 days start to finish. His warranty is underwritten by Sherwin Williams and is good for 10 years. The rest of the forum was deferred to the end of the meeting.

PREVIOUS MINUTES: The September 2016 Board of Directors meeting minutes and 2016 October Annual Minutes were reviewed and approved unanimously on a motion from Scott. The October minutes will be submitted to the Ownership at the next annual meeting for final approval.

MANAGER'S REPORT: Darren presented the December 31, 2016 financial statements. For the year, the Association was \$5388 over budget (only 1.3%) and has funded the reserves 12 months for 12 months by depositing \$210,000 to reserves. Total reserves as of 12/31 are \$64,673 with total assets of \$1,411,541. Between December and January, the number of Owners in arrears (primarily due to the SLA) dropped from 102 to 74, a reduction of 27%. The Site Visit, Covenant Enforcement and Work Order Reports were also in the packet for Board review.

UNFINISHED BUSINESS: Underground leak, sump pump – Chris and Darren gave a detail of the history on the leak inspections in the 3850 and 3830 and the ongoing potholing. **Gate problems and repair bids and camera bids.** The Board reviewed two bids for repairing the damage gate panel that was believed to have been struck by a gate. 3 bids for cameras to monitor the front gates were also reviewed. Ben made a motion to approve the camera bid from Springs Security and the gate panel repair bid from Law Fence. The motion carried unanimously with the contingency that the cameras will be installed before the gate is repaired again.

Non-carpet flooring in upper units. Susan Brock and Kay C. Mast provided a description of the argument supporting upstairs flooring and the specifications that they felt could make it uniformly acceptable. There was extended discussion and the Board will conduct more research on setting a firm standard.

NEW BUSINESS: Additional Board Meetings. Scott recommended moving back to monthly 6 p.m. Board Meetings where each month the Board could decide each month if the next scheduled meeting would be held. After discussion amongst the Board and the owners at the meeting about better communications and more access to Board Members, the Board decided to continue the meetings every other month (Jan., Mar., May, July, Sept.), at 4:30 p.m. on the fourth Thursday. Owner forums will be held every 4th Thursday in the off months (Feb., Apr., Jun., Aug.) with one or more Board Members present to listen to Owner concerns. The annual meeting will be held in October on the 4th Thursday.

FUTURE AGENDA ITEMS: None.

There being no further business the meeting was adjourned at 6:40 p.m. with Darren and Chris staying until 6:55 answering additional owner questions. The next Board meeting will be Thursday, March 23, 2017 at 4:30 p.m. at the clubhouse.



Ben Smith
President



Darren H. Burns
Property Manager