

*STRAWBERRY FIELDS CONDOMINIUM OWNERS  
ASSOCIATION*

Board of Directors Meeting Minutes  
Thursday, July 26, 2018

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**CALL TO ORDER:** The meeting was called to order at 6:35 a.m. by Ben Smith.

Present were:	Ben Smith	President
	James LaLiberte	Vice President
	Justin Teenor	Secretary
	Autumn Ascano	Treasurer
	Marc Stewart	Director at Large
	Darren Burns	Property Manager
	Chris Schade	Property Manager
	Shalah Zimmerman	Property Manager

**RATIFICATION OF EMAIL VOTE:** Ben made a motion to approve the previous unanimous email vote to appoint James and Marc as listed above.

**OPEN FORUM:** Hearing 3665A - Darren announced that James would recuse himself from the hearing as he was the Owner of the unit and his tenant was his guest who had requested the hearing. 1 Sgt. Chacon, the tenant, spoke on his behalf about the allegations of nuisance behavior and harassment at the pool. Kay C. Mast responded with her retelling of the events. Marc voiced his opinion of the situation as well. Various topics on cameras and security and enforcement and the pool equipment room and dumpster enclosure were discussed. There was discussion on the need for the gates and of the members present it appeared to be a 2-1 ratio of Owners wanting to remove the gates.

**PREVIOUS MINUTES:** Ben made a motion to approve the May 2018 meeting minutes and the motion carried unanimously.

**MANAGER'S REPORT:** Darren presented the financial report for June 30, 2018. Since the beginning of the year, Owner receivables have dropped by \$14,051, available cash has increased by \$15,051, reserves have increased by \$142,392 and money owed to reserves from operating funds has decreased by \$85,000. The Association is 18.6% under budget (\$44,602) with \$18,390 of the positive variance due to snow removal not being used because of the very dry winter. Reserve allocations are behind by 33% year to date (\$76,668 vs. \$115,002).

Bestway Disposal has filed a lawsuit for the Association changing trash providers to Springs Waste and the Association's insurance has responded to defend. The insurance claim and repair work for building 3770 (a car drove into it from the parking space) is nearing completion and Geico Insurance is expected to pay the damages. A bid to repair garage flooding at 3747 #6 was reviewed and tabled for more bids.

**PRESIDENT'S REPORT:** None.

**UNFINISHED BUSINESS:** A complaint about idling and revving 3875F was repeated and will be followed. 3790A reported as doing the same thing with a black VW Jetta and damaged vehicle and is alleged to have no muffler. Unauthorized porch storage on two units to be followed up on. Clearance issue for pruning, bid to be follow up on. 3625H was reported as continuing to have storage on the stairs and items in the patios. 3630? has a homemade planter on the sidewalk that was previously under the stairs. Chris will inspect after the meeting and follow up. There was discussion on the updated rules but not a formal action as the new rules have parking language that would have to be synchronized with the addition of more parking spaces (more funding required). Chris provided an update on the concrete repairs. The former contractor doubled his bid price, so Chris brought in Rocky Mountain Concrete to honor the old bid and work is underway. The gutters and downspouts are still in limbo.

**NEW BUSINESS:** 3610B is storing a refrigerator on their balcony. 3695A dog poop not cleaned up and large dogs. Greener Grass will be contacted on the pruning shrubs for safety, visibility and hitting the buildings. Chris reported that he has had an asphalt company inspect to do crack filling and pothole removal and replacement for approx. \$9,000. The tow company will be asked to do another patrol for expired plates.

The Board discussed what could be considered proper pool attire and tabled the issue indefinitely.

**FUTURE AGENDA ITEMS:** Potential restriction of alcohol at the pool. Clubhouse upgrades and repairs.

There being no further business, the meeting was adjourned at 8:13 a.m. The next Owners' Open Forum is scheduled for August 23, 2018 at 6:00 p.m. at the clubhouse. The next Board meeting is scheduled for September 27, 2018 at 6:30 a.m. at the clubhouse, the 2019 Budget Meeting.

Justin Teenor  
Secretary



Darren H. Burns  
Property Manager