

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Thursday, May 31, 2018

CALL TO ORDER: The meeting was called to order at 6:30 a.m. by Ben Smith.

Present were: Ben Smith	President
Scott Gadd	Vice President
Justin Teenor	Secretary
Autumn Ascano	Treasurer
<i>Vacant</i>	<i>Director at Large</i>
Darren Burns	Property Manager
Chris Schade	Property Manager
Shalah Zimmerman	Property Manager

OPEN FORUM: There was discussion about the noise ordinance and publishing the Rules. One owner discussed the possibility of the Association evicting tenants. 3670G was reported as having multiple violations of leaving trash on the landing, trash blowing in the common area, noise, cigarette butts in the common area. More cameras for the pool were also discussed. 3835G was reported as having 2 dogs which bark incessantly and also idles the car very morning for approx. 10 min. Dog feces was also discussed. 3730G was reported as having a potential very short term rental, 5 renters in 45 days? Tim Foor reported. 3810H? was also report as having a short term rental, Scott and Ben will verify and report back.

Scott leaves at 6:55 p.m.

Hearing 3790D SFG - Les Sanchez was in attendance. He reported the tenants have vacated as of May 18th. There were \$500 of potential fines still on the table and the existing \$400 of fines have been paid. Les was cautioned that new violations could continue on the old timeline and that the new renters should have their lease and damage deposit subject to the Covenants and Rules. At the end of the meeting, Ben made a motion to put the additional \$500 of fines in abeyance for 6 months provided there are no other repeat violations. The motion carried unanimously.

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

MANAGER'S REPORT: Darren provided a report on the 2018 April financial statements. Owner Receivables remain high at \$68,555 due to the SLA and payment plans while the total reserves are at \$142,590. The Association finished April \$63,179 under budget, but water was \$27,000 of that surplus so Darren cautioned against too much financial optimism. The Association is paying down its loan to itself from reserves and has also funded 3 of 4 months to reserves and still has \$25,000 in cash. The RBC investment account has \$142,000 and Darren has ordered 4 CD's of \$30,000 each to be laddered at 1, 3, 6 and 9 months.

Shalah reported on the status of the 30 backflows that are required to be replaced by the state. Initially CSU had required the Association replace all 30 in 2018. Z&R negotiated a 5 year extension with CSU that was approved by the State. Ben made a motion to approve up to \$11,500 to replace 5 backflows as cash allows by the end of the year. The motion carried unanimously.

PRESIDENT'S REPORT: Ben reported on the possible need for security. Not paid patrols, necessarily, but rather on call response teams. Darren will get bids for any minimum service level and the cost per call out.

UNFINISHED BUSINESS: Chris reported on the 3 bids to replace a failing side wall and surrounding concrete with the best bid coming from MCC Construction for \$8250. Ben made a motion to approve the MCC bid and the motion carried unanimously.

Chris reported on concrete bids and that Mountain Range Concrete had the most detailed and best pricing and had been declared the preferred bidder from 2017. The total cost was \$15,778 for all work identified on a Board/contractor inspection. Ben moved to approve the bid and the motion carried unanimously.

The lawsuit filed against the Association filed by Thomas Overshon, a former resident, was settled for approx. \$5000, which is the minimum payment on the policy. The settlement was with the former insurance company so it's not on the Association's new loss history.

Kay C. requested a budget for clubhouse improvements and was given a goal of \$5000 for 2018 improvements. She will report back to the Board with a proposal. Clubhouse Wifi is ready but still has to be setup with regulations. Shalah will look into the sign for the entrance for no renters.

NEW BUSINESS: Shalah presented the pool access contract for 11 hours a week for \$1171 a month. Ben mentioned he felt that cameras in the pool and hot tub were a better expenditure of funds. Ben moved to approve Signal 88 to close the pool 7 nights a week for \$320 a month so additional cameras could be installed. The motion carried unanimously. Kay C. also mentioned the lights coming on are a key as well.

Ben announced that he and Scott had approached Mr. Tim Foor about filling the vacant position on the Board. He is a highly detail oriented resident who continually observes items. He reported that unit 3730F has hard wood flooring. As a non-owner resident, he cannot be immediately appointed but he will research a POA or being deeded on with his son in order to be appointed.

FUTURE AGENDA ITEMS: Draft rules adoption.

There being no further business, the meeting was adjourned at 8:15 a.m. An executive session was called to order at 8:17 a.m. to discuss Board protocols and the need for Board actions to be structured and fully discussed before funds are spent. The executive session adjourned at 8:57 p.m.

The next Owners' Open Forum is scheduled for June 28, 2018 at 6:00 p.m. at the clubhouse. The next Board meeting is scheduled for July 26, 2018 at 6:30 a.m. at the clubhouse.

Justin Teenor
Secretary



Darren H. Burns
Property Manager