

**Estes Park Mountain Fairways Homeowners
Association
Board Meeting Minutes
May 21, 2023 4:00 PM
Via ZOOM**

Present

Pete Hogue
Linda Hogue
John Gaddis
Ronnie LaRue
Jim Myers
Yvonne Salfinger
Nan Belknap
Susan Novy
Anne Poznic

PMI

Lowell Richardson
Shari DeOllos

Roll Call/Quorum Established

Quorum was established

Call to Order

Meeting called to order 4:02 PM

How meeting minutes are recorded and when they are available.

Action Item: Create a document how to get onto Tops

Walk Through of Property

Thursday

To do's:

For Carl

- Trimming of the Bushes
- Weeds in Rocks

Contact Tru Green

- Yard spraying

Work Orders Pending

- Vents Need to be Open
- Inspections Started
- Lowell will be doing a walk through with Maintenance Manager on Monday

Lowell Suggests Reserve Study – suggest to be a wise thing to invest in study as there is a tremendous number of common areas that need to fall under Capital Expense. This would fall within a five-year plan.

Action Item: Have Carl set up sprinkler system

Pete would like the financial team to talk about where the money would come from for the Reserve Study.

- Work Going to be done looks to be over what is budgeted, Lowell feels this could be a problem to get things done.

Send WO's to PMI – If not dealt with in a reasonable time, get a hold of Lowell. Cc Nan on all emails about work orders.

To streamline the process – PMI can approve work orders and maintenance requests as long as it remains within the limits of the budget and with communication with the Board. Would like to see budget comparisons monthly.

Monthly financials will show what has been paid plus add the report for the work orders.

Problem owners need to start getting letters for unpaid dues from PMI

Still working through Financials, February still has a couple of things that need to be corrected.

Hoping that once this is correct March and April will follow soon after.

Book value of assets are growing.

Multi-year planning status, recommend to the Board that a reserve fund study be conducted.

No changes from the last month on the periodic report.

Nan motion and Yvonne second all approve at 4:49PM

Insurance

AmFam no longer covering 10 or more units, Lowell will look into brokers or independent's for bids. The HOA has coverage till the end of 2023.

Party

There will be a party June 1st Thursday afternoon at 4pm, will start outside, bring your own chair.

Starting June 11 at 3PM there will be garage bands twice a month. Bring a chair and something to drink.

Set the June meeting which is usually late June, in July Budget Meeting, and August the Annual Meeting.

June 17th at 3pm.

Meeting adjourned at 4:57pm