High Point COA Board mtg.

Nov. 10, 2010

Attending:

Pres.- Dale

Owners – Harry George and Brooke Dupree?

Sec Trs – Ron Baumgartner?

VP –

Benjamin A. Prensner?

PM – Mike Mellinger – Z&R property mgmt.

17:58 President calls meeting to order

Reading of the minutes by the BoD. Motion seconded and passed by vote to accept the minutes as written.

18:01 Open forum:

6472MC He is frustrated by kids bringing their dog to his corner (common area) for daily duty.

6472MC He wants to get the light turned on for the bldg. across from him perhaps 6465 (HUD), 6424 or 6429 since they are owned by banks.

6488MC She was expecting other ladies to attend.

6472MC The leaves in the complex need to be picked up soon. Will happen when dropping finishes.

Agenda:

18:09 financial reports

The PM reported on aged receivables, briefed on Sept. and Oct. statements,

Deck repairs are over budget. The expense should be taken out of reserves if appropriate.

Pres. asked about what is included in the “gen. mix” line item. These are miscellaneous items that do not fit into other lines of the budget such as doors, locks, etc.

Concerns were expressed for the amount and cost of water being used. The design of the sprinkler system is the old philosophy for coverage with little concern for cost.

The BoD had a general discussion regarding various line item concerns or questions.

Review work order summary - The tree trimming seemed too aggressive for some of the members so the PM explained the reasoning of the arborist.

BoD should consider “writing off” the bad debt on the tenant / owner in California during 2010. They reviewed each aged receivable.

18:47 Bids on Sue Trujillo unit’s deck, see page 20: Handyman Connection vs. CM Robinson’s bid. BoD unanimously decided to accept and approve CM Robinson’s bid. Pres. signed it. This will be a reserve expense.

18:54 BoD discussed, approved and signed the bid for bldg. repairs.

19:12 Executive session:

2011 Budget – see Mike’s notes

|  |  |  |
| --- | --- | --- |
| Line item | Discussion | Amt. Approved |
|  | Use Mike’s spreadsheet / budget |  |
| Bad debt and deductible | Were a sig. portion of budget (overage) |  |
| Security | Finish up shopping bids |  |
| Sprinkler | Continue repairs |  |
| Siding / stucco | Make actual |  |
| Water | Actual plus 12% |  |
| Reserves | Should increase funding to handle plans |  |

Settled on a final review of the budget with a $15 dues increase (approx. 11%)

20: ?? Hearing no further business the Meeting was adjourned.

PM action list

Greener grass – reminder to change mowing pattern periodically and be careful of sprinklers.

Check on the bldg. light and the leaves.

Execute the approved bid projects

Get a bid from Advantage… on …security? Also ask Cheyenne Mtn. about details of their services.

PM will revise budget based on BoD input and requests.

See Mike’s list and notes to ensure complete list

20:17 Grant left mtg.