

High Point Condominium Owners Association

Board Meeting

Wednesday, September 10, 2014

6:00 P.M.

**Present:** Board Members Dale Taylor, Ron Baumgart, and Z & R Property Manager, Mike Mellinger. Also in attendance were homeowners Carole Lesso and Lisa Dykes and Susan Trujillo. The meeting was called to order at 6:00 P.M. by Board President, Dale Taylor.

**Hearings:** There were two hearings held. Those homeowners in attendance that were not involved with the hearings were asked to leave the meeting until the hearings were completed.

**Open Forum:** Homeowner Carole Lesso Expressed concerns over prior complaints she had submitted to Z and R Management . They are as follows:

Grass around the deck at 6405 Jonathon Court is not getting adequate water.

A window at 6406 Jonathon Court is not correctly installed. (Note: A review of this indicates that the window frame is not the correct color. Also, the siding may have been cut back to remove the old window. No new trim was installed when the new window was installed.

The vent at 6423 McNichols Court missing. (Note: an email from Carole Lesso to Mike Mellinger dated 6/23/2014) indicated that this was completed.)

Picnic tables have not been replaced.

The rain gutter end cap on her building needs repair.

A bush next to her unit is in bad shape and needs to be removed.

6478 McNichols Court has a window screen that is not the correct type.

The area around the dumpster between the two Vail buildings J and G needs cleanup and the dumpster stinks.

Homeowners have not been contacted regarding help with walkthrough inspections.

**Lisa Dykes expressed the following concerns.**

The disruptive conduct of certain homeowners during the July 9, 2014 annual meeting was uncalled for. President Dale Taylor assured that this would not happen again.

There is a red car parked in a reserved space between Vail Buildings J and G and not being moved.

The occupant of 6428 McNichols Court has two vehicles and is parking one in the space reserved for 6422 McNichols Court. Mike Mellinger responded that if the owner or resident of 6422 McNichols Court does not complain nothing can be done about it. Mike also stated that anyone can contact Collins Towing if a vehicle is truly illegally parked. The phone number for Collins Towing is 578-8014.

**Susan Trujillo had the following concerns.**

The pine trees around her unit at 6429 Jonathon Court and around her driveway require trimming.

There is a bush next to her window that needs to either be trimmed or removed.

Railroad Ties around her property are rotting.

**Minutes:** Minutes of the May 14, 2014 board meeting were presented and approved as written .

**Finances :** Total Reserve funds as of August 31, 2014 are at \$65,417.49. This is a decrease from \$74,880.74 reported at the May 14, 2014 meeting. Operating Cash as of August 31, 2014 is at \$8,982.36, down from \$60,886.00 in May. Both decreases are the result of making a one time payment on the property insurance, as well as recent siding repair and painting of 3 buildings. Aged Receivables are currently at \$10,667.04. There is currently one unit in foreclosure status , which is now owned by Wells Fargo. Another unit has foreclosure pending.

**Continuing Business:**

Homeowner, Lisa Dykes, stated that the vacant board position needs to be filled and if not by her, another person needs to be selected. Dale Taylor made a motion to send letters to the homeowners to make them aware of the position vacancy .

Mike Mellinger indicated that only 1 bid has been received for interior hall and entrance painting of the 3 Vail buildings.

**New Business:**

The board reviewed the 2014 budget and adapted changes to the 2015 budget, still keeping within the total 2014 budget. The total 2015 operating budget remains at \$150,560.

**Correspondence:** Records of correspondence were presented in the board packet for review.

The meeting was adjourned at 8:55 P.M.

Respectfully Submitted

Ron Baumgart