

Villas Board Meeting

June 24th, 2012

In Attendance

Lee Wilson
Melanie Doskocil
Jason Anderson
Cat Pieck
Abigail Cunningham

1. Financials

- a. Master HOA
 - i. Not disbanded yet b/c dispute over water/irrigation rights
- b. Landscaping
 - i. Over budget
 - 1. Likely due to removal of trees
 - 2. Jason will follow up w/ Stephanie
 - 3. When Margo reaches budget Board needs to be notified
- c. Epoxy Sealant
 - i. Repairs/Maintenance
- d. Reserve Funds transferred to Operating Budget
 - i. \$20K (\$16K covered Driveway sealing)
- e. Electric Bill
 - i. Down from last year – increase likely due to Roofers
- f. Alpine Reserve Account (7/20/12): \$122,965.07
- g. Checking (7/24/12): \$3,037.80

2. Assessments

- a. Some units delinquent
 - i. Hunsberger?

3. Charcoal Grills, Open Fires & Flicking cigarette butts banned

- a. Jason will post notices
- b. Liability issue

4. Tenant Complaint

- a. Owner accused of trying to enter other units
- b. One owner said he would install a surveillance camera

5. Landscaping/Water Budget

- a. Protect lawn from fire
- b. Was it overwatered this summer
- c. Over budget on water usage

- d. We have not been penalized by Town of Basalt
- e. Jason will check zones to make sure times are correct
- f. Margo's ideas to seed with a more drought resistant plant?
- g. Zero-scaping?

6. Property Management

- a. Dryer Cleaning
 - i. At least every 2 yrs
- b. Window Cleaning
 - i. Annual?
- c. Decks
 - i. Cost of using trex vs. wood
 - ii. Make this an association cost instead of owners' cost?
- d. Parking Lot
 - i. Cleaned and resurfaced
 - ii. Clean Driveways post-winter to prolong life of surface
- e. Speed Bumps
 - i. Installed some and others are in storage
- f. Epoxy
 - i. Consider another solution
- g. Trash
 - i. Issues included in past Newsletter
- h. Fall Clean-up
 - i. Remove leaves from stairwells
 - ii. Cleaning lights (spiderwebs)
 - iii. Check light bulbs
 - 1. Bug light (LED version) instead?
 - a. Slowly change to these

7. Bulletin Board

- a. Waterproof place for complex notices

8. Kelly Ish

- a. Step down from Board for now
- b. Lee will contact her

9. Bill Simon

- a. Possible Board Member
- b. Cat will contact him

10. Solicit New Board Member Interest?

- a. Newsletter