

Villas at Elk Run Meeting Minutes
February 28, 2019 7:00pm
Quarterly Meeting
Location: Higbie residence, 130 Ptarmigan Court, Basalt, CO

Board Members in Attendance:

Catharine Pieck - President
Zander Higbie - Secretary
Abigail Cunningham - Treasurer
Holly Upper – Board Member
Melanie Dorskocil – Board Member
Jason Anderson – Villas Property Manager

Call to Order

7:15PM. Quorum established: 3 out of 5 Board members in attendance
First: Catharine Pieck
Second: Holly Upper

Confirm future meeting dates:

- A. Confirm meeting date: Thursday, April 22
- B. Target walk through date: week of March 18

Approval of March meeting minutes

First: Cat
Second: Zander
Send to Michael for website (Zander)

Old Business

- A. Trash removal contract
 - 1. Contract with Mountain Waste ends March 31, 2019.
 - 2. Discussion of Mountain Waste claim that they have first right of refusal in Board's effort to sign contract with Waste Management.
 - a. Board agrees that Jason and Holly will meet Villas attorney determine next course of action.
 - b. Board agrees that Villas files a grievance with Colorado Attorney General against Mountain Waste.

Financial Report

A. Town of Basalt requires that each building must have backflow preventer device and must be tested annually by a licensed backflow inspector. Each building has them but they must be inspected each year. This will have to be added 2019 budget. Estimated cost to install is \$250 per building.

Property Manager's Report

- A. Monitoring heat tape
 - 1. Replaced heat tape plug in kit on 9000

2. Currently, February 28, building hard wired heat tapes are off and will remain off unit we have more snow and colder temps.

B. Secure paint pricing and best product list

1. Sherwin Williams recommended Woodscapes product for trim and body.
2. Latex exterior for gutters and downspouts.

C. Trash company transition

1. Discussed filing a complaint to Colorado Attorney General.
2. Jason has reached out to both parties.
 - Secure a date for container haul off for Mountain Waste and Recycling.
 - Waste Management and Mike Maher (account rep) standing by patiently.

D. Pet clean-up/ spring clean-up

1. Melt off will allow us to pick up pet waste.
2. Jason has been notifying owners of trash which they need to remove from their common areas.

New Business

A. Repainting of property

1. Jason obtained recommendations on paint from Sherwin Williams (see above)
2. Jason obtained sample numbers for units.
3. Cat met with Sheila who works in painting design.
4. With help of Sheila, Board will determine color palate choices and then obtain more accurate bids based on color choices.
5. If gutters are painted then may request guarantee on painting gutters.
6. Discussed bids from Hoffmeister, Brush Brothers, Forrest Painting and Jason Anderson.
7. Discussed the need to change out post caps.

Motion to Adjourn, 9:10pm

1st: Melanie Duskocil

2nd: Zander Higbie