

MINUTES OF THE BOARD OF DIRECTORS MEETING OF GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.

CALL TO ORDER – The Board of Directors held their regular meeting on May 19, 2016 via teleconference. Notice of the meeting was given to Heritage Property Management via e-mail on 5/15/16. The meeting was called to order at 6:03 p.m. by Joe Hendrickson.

PRESENT – A quorum was declared based on the presence of the following Directors in attendance: Joe Hendrickson, Kathleen Threet, and Corry Mihm.

PREVIOUS MINUTES - Minutes of Annual meeting were approved via e-mail previously.

FINANCIAL REPORT

- Invoices reviewed and discussed
- Financial report based on balances from April 2016
- Collections

UNFINISHED BUSINESS

- Landscaping Bids - Reviewed the current bids submitted by Heritage Property Management additional bids reviewed and discussed. It was decided unanimously to have the bid from Great Western Reclamation approved for half of the landscape work now for removal of elm trees and weeds with the remainder of the bid for the tree pruning to be done in the fall of 2016.
- Watering common areas - Joe has graciously offered to let the HOA use his outdoor faucet outside Unit #2 to water this summer .

NEW BUSINESS

- Review of 2016 Budget - Heritage assisted in providing revised financial information giving a more accurate picture of the 2015 year based on actual amounts.
- Additional Elements - the owner of Unit #5 has installed a connection to the swamp cooler on the outside of the building going from an outdoor spigot on the exterior to the roof. This was installed without any consultation or communication with the Board. There are concerns about insurance implications as the HOA is responsible for the outside of the units . There is a question of if it is considered up to current building code. A motion was given by Cory to write a letter to the owner to ask about it and get more information. Kathleen seconded the motion

NEXT MEETING – The next regular Board meeting will be held on August 9, 2016 at 6:00 via teleconference.

ADJOURNMENT – There being no further business, the meeting was adjourned at 6:59 p.m.

Respectfully submitted,
Kathleen Threet
Board Member