

# HOA meeting

December 18, 2023

5:03 pm calling to order

Roll Call:

Steve Kalapos B13

Michele Townsend A18

Eric Pressman B18

Kathy Ryan A21

John Brenner A19

Vito Macioce A7

Barry Robinson A13

Anzheliqua Zalkin A16

Josh Hall A6

Jorge Daniel B22

2024 budget

Eric

Talked about the notable increases on the budget  
insurance 10%, electric - doubled first quarter

5 % increase across the board

the last 2 years BBCA has been operating at a deficit

Kathy, Steve, Joe: discussion on snow removal, phone use, accounting fees, booting fees, dues

Barry: asked if there are ways to cut down on some of the fees, ie the lawyer

Steve/Eric: lawyer is hard to estimate if we go under in budget excess rolls over to next year

Anzheliqua: questioned accounting fee

Eric/Michele: Val included increase, management and accounting now are separate line items

Eric - CPI inflation is used nationwide, regards to increase of budget

Eric : would like to follow up with Val, current budget is the closest budget possible.

Val, - OOT until 12/28

PAST DUE HOA DUES

Steve - board has been working to bring in people who are late money, using a program to help make payments when they couldn't, but docs need to be followed to get the people who are chronically late with dues.

Josh - in agreement

Eric - as of 12/31 2022, account receivable is 35k

2023 - 25k, down 10k from start of the year. 60-70% is current dues

Kathy - Largest amount that is owed to HOA

Eric/Steve \$5,400 as of 12/1

ASSESSMENT

Eric: items that encompass the assessment are: flood, exhaust fans and roof repairs

Opening up for discussion:

Kathy: We did not have another natural disaster on A building, why is A carrying the payment for the roof

Steve: it was put in front of the attorney, the problems that existed with the roof didn't exist prior to the fire, and due to the fire and not repaired right. Roof repair is linked to the fire, why its assessed to A building

Kathy, Steve, Barry – discussion on previous roofs, and assessments paid

Anzheliqua, Steve – discussion on flood reimbursement, windows, mudslide, common elements, Requested 1 mold tested per unit be verified

Josh, Barry, Steve – discussion of mudslide, insurance coverage

Open discussion of line items related to mudslide – common areas, limited common areas

Fan discussion – new fans installed due to a housing inspector saying that moisture is still in the building and the way to get it out was a humidistat fan in every unit. Unit owner now owns the fan.

5k for electrical box – heat tape for building A (Steve)

Payment of assessment – how to pay

Discussion about taking legal action

Steve, Kathy, Barry, Vito, Josh

Steve asked Barry to re-send the link about the law firm in Denver that Sunridge used

7:12 meeting adjourned