

Silver Queen West Condominium Association
Board Meeting – Basic Office & Zoom
February 3, 2023

Directors Present:

Lydia Fausset, Larry Funk, Joanne Gipple, Paul Gottler, Angelique Justich, with Marsha Hennessy and Elaine Johnson on Zoom.

Board Representatives Present:

Tom Brennan – Property Manager on Zoom
Eric Nicholds – Basic Property Management, Inc. (BPM)

Call to Order:

Joanne Gipple called the meeting to order at 2:35 PM.

Homeowner's Forum:

Chuck Hakkarinen, Unit 7327, expressed a concern about the lack of association information on the website.

Approval of Minutes

A motion was made and seconded to approve the November 12, 2022 board meeting minutes. The motion was unanimously approved.

Treasurer's Report:

Elaine reported as of December 31, 2022, operating cash at \$24,913.14, with reserve cash of \$556,085.82, for total cash position of \$580,998.96. Joanne mentioned in reviewing the 2022 budget that the association was in line on the budget, but when utilities came in higher than expected for the last two months of the year, the association was approximately \$10,000 over budget. Patti believes that it is too early to know if we budgeted enough for utilities in 2023 and advises that we wait until summer to make an adjustment, if necessary.

Manager's Report:

Tom reported that vehicles are in good condition and boiler systems are running normally. There have been a couple of small leaks in the Building D roof related to heat trace shut downs that were required because of electrical issues. Tom has some concern about owners with electric vehicle charging. He suggested that the board may want to investigate the issue, as the heat tapes cannot be allowed to be unplugged for vehicle charging. Paul questioned snow removal by neighboring associations. Miner's Run is allowing their snow plow vendor to plow snow on Silver Queen West property. This has become a serious issue as the snow was moved on an area where Tom has planted seedlings that are being destroyed. Tom stated that indeed Miner's Run complex snow removal contractor is again plowing snow on our property. Eric mentioned that he received a letter from the

Buffalo Mountain Metropolitan District (BMMD) indicating that a number of properties are careless with their snow removal. As Silver Queen West was included in the blanket BMMD letter, the board decided to send a letter of protest to Miner's Run, with a copy to the BMMD.

Board Review of Recent Colorado CCIOA HOA Policy Adjustments/Revisions/Additions:

Joanne outlined in detail eight-documents that were passed by the Colorado Legislature. The board weighted in with questions and comments. The end result is that the association must accept the documents as written. Eric said there is a lot of controversy and the policies are a work in progress and continue to be a topic of interest and associations may see a number of changes in the policies.

Old Business:

Last week Larry emailed board members the revised November, 2022 proposed Silver Queen West Parking Policy. He asked the board to approve the stand alone parking policy as a living document. Board members discussed the policy and with a couple adjustments agreed that it would be a good start. During the discussion the board discussed the draft letter that Larry presented that will be sent to owners along with the parking policy. Angelique suggested the board add some information in the letter regarding short-term renters and owners that frequently visit the complex and the issuance of parking hang tags. Larry agreed to make the changes and will move forward with ordering hang tags and distribution to owners.

A motion was made and seconded to deliver the Silver Queen West Parking Policy and companion letter to owners. The motion was unanimously approved.

Joanne and Lydia discussed changes that were being made in the reserve study and Lydia agreed to finalize a copy to be presented at the next board meeting.

New Business:

With a few issues relating to unit remodeling, the board discussed the initiation of an architectural committee. Joanne suggested that the committee have at least one board member, Tom and an owner who lives in the area, preferably at SQW. Angelique agreed to chair the committee along with Tom.

After receiving complaints from residents, a warning letter was sent to the owner of Unit 7132, a short-term rental unit regarding noise at all hours, unauthorized dogs and floor sound issues. The board has agreed to revisit these complaints in 30 days and if the issue(s) persist, a fine will be assessed.

Board Meeting Schedule:

The next board meeting is scheduled on June 9 at 2:30 P.M. at Basic with the annual clean-up day scheduled on Saturday, June 10, with coffee at 8:30 and lunch at noon.

Adjournment:

A motion was made and seconded to adjourn at 4:50 P.M. The motion was unanimously approved.

Respectfully submitted - Larry Funk, Secretary