

INCLINE TERRACE CONDOMINIUM OWNERS ASSOCIATION INC.
January 2025 HOMEOWNERS MONTHLY MEETING
January 15th, 2025 - Starting: 5pm Ending: 6:15pm

1. **Welcome and Opening Remarks:** 5:05 pm - Leticia welcomed attendees..
2. **Building B Report:** 5:07 pm - Presented by David Tanner.
3. **General Updates:** 5:25 pm - Leticia:
 - Package room starting February 1st, 2025, the new hours will be Monday to Friday from 9:00 to 9:15 am and from 3:30 to 3:45 pm. The package room will remain closed on weekends.
 - Night managers service ending: The Night manager service will conclude on January 31, 2025. A 24/7 live answering service with live agents, if needed, will take over. The new after-hours contact number is **385-420-9420.**
 - Collections for Overdue Units: Accounts overdue for 90 days or more will be sent to collections through attorney Mike Miller, as decided in the Annual Meeting.
 - Enforcement of Violation Fees: Pets violation fees are being enforced in totum, along with other violation penalties in accordance with the Rules and regulations for all units.
 - Furnace room Monitoring: weekly inspections are being conducted for furnace rooms in both buildings. Violation fees will be applied for improper and hazardous usage.
 - Candle Usage Reminder: candles are not permitted as decorative items in any units.
4. **ATTENDANCE:**

Board Members present: Davit Tanner & Todd Tanner.
Office Manager: Leticia Storrs.
Head of Maintenance: Bob Powell.
Homeowners by zoom: Heiner Fuchs (307B), Viola & Gabaldon (608B).
5. **Executive session:**
 - Budget review for 2025.
 - Management Committee Initiatives:
 - ☐ Tracking emergency service needs after hours throughout February and March to assess condominium requirements.

- ☐ Establishing common guidelines for units managed by third-party management services.

6. Meeting was ended at 6:15 pm.