



Board Of Directors Meeting

Tuesday, August 13th, 2024, at 4:00pm MST
Microsoft Teams Conference Call

Board Members Present

Susan George – President
Rachel Wymer – Vice President
Linda Addison – Secretary/Treasurer
Robert Freidman – Director
Gena Buhler – Director

Owners Present

Brad Barber
Tom Banner
Jacklyn Ritter
Andrew Miller
Gerald Reisman

Others Present

Alexander Yeiser – The Romero Group
Kit Jones – The Romero Group
Thomas Cordero – The Romero Group

Minutes

1. Call to Order – Establish Quorum

Mr. Yeiser called the meeting to order at 4:02 pm MST

2. Approval of Board Meeting Minutes from July 9th, 2024

Ms. George asked to make changes to the minutes before approval including the following topics;

*Ms. George motioned to approve amended meeting minutes from July 9th, 2024;
Ms. Wymer seconded. The motion passed unanimously at 4:07pm MST.*

3. Financials

a. Second Quarter Financial Review



Ms. Morgan reviews the second quarter financial statement, the following topics were discussed

- i. Balance Sheet
- ii. Current CD Balance
- iii. TRG Maintenance Labor Expense
- iv. Outside Contractor Landscaping Expense
- v. Contingency Funds
- vi. Working Capital Reserve Revenue
- vii. Capital Project Expenses
 1. Deck Repairs
 2. Exterior Improvements
 3. Roof Repairs
 4. Irrigation Improvements and Repairs
 5. Asphalt Seal/Repair
- viii. Management Fee
 1. YTD cost
 2. Expedited management fees

4. Landscaping

a. Landscaping Survey

The board reviewed the results from landscaping survey sent to all owners including the following topics:

- i. Initial survey results
- ii. Number of Responses
- iii. Anonymity of results
- iv. Owner feedback

Ms. Addison noted that the board previously decided to use Verde due to the bid being the lowest cost of 2024 landscaping bids.

b. Landscaping committee actions

- i. Committee recommendations
- ii. Criteria for members
- iii. Member terms

5. Owner Violations Discussion and Vote

The board held a brief discussion regarding privacy partition violations at 155 Juniper Trail.

Ms. Addison motioned to remove the privacy partitions from the patio of 155 Juniper; seconded by Ms. Wymer. The motion passed unanimously at 5:02pm MST.



6. Managers' report

Mr. Yeiser presented his managers' report including the following topics:

- a. Capital Projects update
 - i. Painting
 1. Deck painting
 2. Needs based painting walkthrough with Western Slope August 16th, 2024
 - ii. Deck Repairs
 1. Deck post replacements
 2. Deck board repairs
- b. Landscaping Projects
 - i. The Romero Group
 1. Work performed
 - a. Sod and reseeding
 - b. Irrigation
 - c. Landscaping cleanup
 2. Total expense YTD
 - ii. Verde Land Management cost
 1. River rock project
 2. Mowing and Weed eating
 - iii. Rivas Lawn Care
 1. 260-266 drainpipe repair
 - a. Rivas – excavating retaining wall
 - b. All Valley Resources – mapping original drainpipe
 - c. American Heating and Plumbing – installation of new drainpipe
 2. Shadowrock dr. berm cleanup
- c. Developer Actions
 - i. Asphalt resealing

The board held a brief discussion regarding the asphalt resealing project for Overlook dr.

Ms. Addison motioned to approve the asphalt resealing project pending contributions for expenses from the developer: Ms. Wymer seconded. The motion passed unanimously at 5:19pm MST.



7. Issue reporting
 - a. Trend report

Mr. Yeiser presented the 90-day issue trend report including the following topics:

 - i. Landscaping issues
 - ii. Deck Repairs
 - iii. Irrigation

8. Owner Comments on Non-Agenda Items (Limit 3 Minutes)

Mr. Yeiser opened the floor to owner comments. No owners spoke.

9. Executive Session (If Needed)

No executive session was needed.

10. Adjournment

Mr. Yeiser adjourned the meeting at 5:27pm MST.