

HTCA BOARD MEETING – 11/20/24

5:30 p.m. at HT Sports Center

Minutes

HOA President Linda Scheve called the meeting to order at 5:34 p.m.

Roll Call was taken which was Linda (herself) and Amy Spuede, Vice President. There are no other Board members at this time.

Proof of Meeting Notice – Posted 11/15/24. Emailed 11/15/24.

Quorum question – A member asked if 2 Board Members constituted a quorum. The remainder of the meeting was conducted as an unofficial meeting-no votes.

No Zoom Attendees at start of meeting. However, Jan Kaminski joined as the meeting progressed.

Agenda Item to approve 2025 budget was mentioned as it was previously approved 10/21/24 with some errors noted under income regarding 32 waves as well as other errors. The Board plans to do an AWM (Action Without Meeting) to reverse that motion and revise the budget but maintain the 5.5% dues increase for year 2025.

A question arose regarding what amount is appropriate for reserve study and who is doing the reserve study. Amy answered the question stating it is recommended that we need to have three times the current Reserve amount. Linda further clarified the purpose of a reserve study is to review and plan for the replacement of the equipment in the building by estimating the time and cost for replacement when it needs to be repaired or replaced. Money is then placed incrementally in a reserve account (like a savings account) with the intention to avoid a special assessment.

The Board anticipates requesting financial information from HOA Services including year to date totals from January to September, 2024. The current budget may be insufficient for the current Bray Maintenance proposal and our budget may have to be adjusted at a later date once this has been reviewed and agreed upon.

Agenda Item approval for minutes of 11/4/24 meeting was mentioned and the Board plans to do an AWM to approve the minutes.

It was announced that Christina started 11/13/24, in our office, and will be working Monday, Wednesday, and Fridays from 10:00 a.m. – 2:00 p.m.

The Board has been unable to find the original signed policies and procedures, which is required by Colorado law. Until the Board has time to review each policy and compare against Colorado law or CCIOA we signed a document approving all current policies. The Board now must go back and review and decide which policy/procedures need updating and correcting. One policy, titled the Virtual Meeting Policy, was written originally by former HOA President Dale Wheatley. Some changes were made and the Board handed out the policy to members present. The Board plans to approve this Virtual Meeting policy with an AWM.

Shield Security will be sending a guard around 1 day a week randomly starting 11/24/24. A member suggested security signs and the Board will consider.

A fire evacuation list is being reviewed and it is recommended that anyone needing this list or any new residents moving into the building should notify the office if they need assistance in evacuating from their home during an evacuation emergency.

A meeting was conducted with Summit Sealants (Chris Hill), including update of project progress. It was agreed by both parties that the best course of action at this time would be to halt the project for now and restart it in the Spring. The cold weather is causing issues with the materials curing and availability of shoring equipment has made continuing the project not in the best interest of the residents. Therefore, it is expected that residents should be able to return to their normal parking spaces by Thanksgiving Day. It will not affect us financially at this point, as the only money paid is the down payment.

The canopy fabric is in and the current canopy is expected to be removed on 12/6 and the new canopy should go back up within 2-3 days.

The 2nd floor patio leak to the office was due to wind driven rain that Grand Junction had in June 2024 which caused damage to the fire - notifier panel. The source of the leak was a previous tar repair that failed. Dalton cleaned and resealed the area this last week and the replacement notifier panel ordered.

The Board is still trying to troubleshoot the replacement of smoke/co detectors. They are researching alternative suppliers.

The comment box is now open and is checked each day!

A member asked about paint issues in P3 elevator lobby.

Linda is attempting to contact the bank to get an appointment to change/update the signature card.

There are open Board positions and new members are welcome if interested. Linda advised the group that there will be a meeting with Dahna on November 22. Dahna has expressed an interest on being on the HT Board.

The meeting adjourned at 6:32 p.m.

Linda Scheve, President/Secretary

Amy Spoede, Vice President