

**CHOA Directors Meeting**  
**August 24, 2010, 7PM, Home of Jeanne Wilder**

**Present:** Gino Rossetti, Layne Shea, Jeanne Wilder, Ann Mason, Lyn Bopeley, Barb Stirling and Tim Harris

**Guest:** Anita Ford

**July 27, 2010 minutes:** Minutes read and approved

**REPORTS AND ACTIONS**

**Treasurer:** Jeanne Wilder

- Total Assets \$74,930 as of July 31, 2010.
- Month of May under budget \$12, 696 due to deferred maintenance.
- No major delinquencies.
- Fiscal year 2009/2010 taxes completed.
- Sewer Bills for 100 Devon building will be paid and reflected in Aug financials.

**Trees, Trash, Snow:** Layne Potvin

- **Trees:** Still have 2 trees (102 & 103 Devon) that need to come down. 1104 Devon has tree overhanging on roof that needs trimming. All board members to report any necessary tree work to Layne so she can have the service look at everything at once.
- **Trash:** Nothing to report.
- **Snow:** Layne is working on new bids. Expect to be ready for vote at September meeting.

**Lights:** Lynn Bopeley

- High Country Electric repaired parking light Wren area at Lynn's request. Lars also had them do some other electrical work. Lynn to request an invoice from them to be mailed to our PO Box address.

**Maintenance:** Lars Stringham

- 101 and 102 Devon Fences done, 401 to be done next week
- 1204 window rot detected, rot in shed replaced
- 202 and 302 patio doors ordered, all board members to take a look when they arrive and comment/advise if they deem them unacceptable for any reason
- Fence between Columbines and Villas still needs gate and clean up of debris from repairs, Jeanne will inquire on this matter
- 202 Devon light fixture repaired
- 154 Wren top fence board to be repaired

**Roof:** Tim Harris

- 603 Gino and Alexander Roofing inspected the unit and determined there is no leaking. Heat tape was recommended with the understanding it would be at the owner's expense. Lars replaced the fascia and soffit that the HOA will pay.

**Lawn and Irrigation:** Barb Stirling

- Green Acres will bid for the gardening and tree pruning for next year.
- Request was made to have mowing ratcheted back to every 10 days but Tom could not commit to that this year. Will include this option in next year's bid.
- Tom made a recommendation we change out the sprinkler nozzles for an estimated \$377. Rod recommends that we defer this service until next year since we are nearing the end of the season. Will request that Tom include it in his new bid.

**Owner Relations:** Ann Mason

- 600 Devon Building was approved for satellite installation.
- 503 Wren – process is ongoing toward determining if they are in compliance with HOA and Town code. Have requested the owner fill out our form with renter and vehicle information but he has yet to provide this. There will be no more fines once compliance is established.
- Ann to send Town of Basalt occupancy code to all Board Members.

**Website:** Ann Mason

- Web site is current and we now have control of future postings.

**OLD BUSINESS**

- **Reserve Study: Motion made and approved** to get 2 or more bids for a reserve study
- 102 Devon – no further correspondence regarding Disaster Restoration invoice. Board deems HOA is not responsible for this service, no further action is required at this time.
- 454 Wren – Board deems no further action required of HOA regarding ongoing complaints from 454 Wren. Dispute is between owners.

**NEW BUSINESS**

- 1104 Devon – leak was the result of faulty water meter. City of Basalt fixed the leak at no charge. Owner will submit carpet-cleaning bill to HOA. Barb and Rod will make a recommendation for moving the meter.
- Sarah Preston submitted a detailed proposal to create a landscape design for the complex at the cost of the design phase would be \$850.00. Board requested that she come to a meeting to give further explanation and allow us to give her some direction. Board also, requested a second proposal that Barb offered to get from Green Acres.

- As the result of the sewer problem at the 100 Devon building, Rod recommends that we have all units checked for obstructions at an estimated \$1600. **Motion made and approved to take this preventative measure.**
- Guest Anita Ford came to meet the Board and observe the process of the meeting.

**NEXT MEETING:**

**TUESDAY September 28, 2010, Home of Layne (Potvin) Shea, 402 Devon**