



**REGULAR MEETING OF THE BOARD OF DIRECTORS  
MARCH 14, 2023  
MINUTES**

<b>Call to Order</b>	President, Carmen Delibrado, called the meeting to order at 6:40 pm.
<b>Board Meeting Rollcall</b>	Carmen Delibrado, President Panida Pawasittichot, Vice President Victor Lopez, Treasure Rosa Gonzalez, Secretary
<b>Others Present</b>	Jolene Horn, Association Manager
<b>Absent</b>	Mark Stalnaker, Member at Large
<b>Open Forum</b>	Homeowners present were given the opportunity to discuss their concerns with the Board of Directors.  <b>Alan Smith Pool/Plaster</b> A motion was made, seconded, and unanimously carried to approve Alan Smith's proposal to replaster the pool, at a cost of \$18,780.00 plus \$3,560.00. The project will commence on or around October 15, 2023 and will be paid for out for the reserve account.
<b>Consent Calendar</b>	A motion was made, seconded, and unanimously carried to approve the consent calendar as follows: <ul style="list-style-type: none"><li>• Board Meeting Minutes for January 10, 2023</li><li>• Financial Statements for December 2022 and January 2023</li><li>• Ratify the following repairs:<ol style="list-style-type: none"><li>1. Empireworks - \$2,000.00 install graffiti resistant paint on garage doors and side of 123 building.</li><li>2. Partners Plumbing – Hydro jet the main lines throughout the community - \$3,950.00 – paid from reserves.</li><li>3. Premier Landscape – install root barrier and repair sidewalk at 209 Kodiak Unit C - \$1,215.00.</li></ol></li></ul>
<b>Financials</b>	<b>Operating</b> As of February 28, 2023, the operating account had a balance of - \$4,577.33. The Board was made aware the HOA is still running a deficit in the operating expenses.



Management recommended all small operating projects cease for the next six months to stabilize the budget. The Board agreed.

#### **Reserves**

As of February 28, 2023, the reserve balance was \$345,560.14. The last reserve study shows the association funded at 35.26%. A healthy reserve funding is thought to be 75% or higher.

A motion was made, seconded, and unanimously carried to approve to transfer \$30,000.00 from operating to reserves to offset part of the due to due from amount.

#### **Liens**

None at this time

#### **Landscape**

Nothing at this time

#### **Architectural Review**

#### **Ratify Applications**

None at this time

#### **New Business**

#### **Roofing Company**

The Board was made aware that the current roofing company CSU does not have after-hour service, which can be a big issue during a rain event. Management to look for another roofing vendor that is certified through DuroLast.

#### **206 A Kodiak – Sewer Line Repair**

The Board was made aware that during the hydro jetting of the main sewer lines, it was found that there is a break in the main line that has allowed root intrusion into the pipe. Proposal was tabled for further questions.

#### **Reserve Study Proposals**





A motion was made, seconded, and unanimously carried to approve Association's Reserves proposal for the loyalty program at a cost of \$720.00 per year for the next three years.

#### **Annual Calendar Items**

Nothing at this time.

#### **Adjourn**

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:40 pm.

	
Board Signature	Date
	
Board Signature	Date