

The Glen at Horizon Drive Condominium Association  
June 2020 Meeting Minutes  
Tuesday, June 23, 2020  
4:30 p.m. The Hotel Maverick at 840 Kennedy Ave.

Call to order: 4:32 p.m.

Roll Call

Don Schuster – President  
Mark Kessler – Vice President  
Chris Maxbauer – Secretary/Treasurer

Board members introduced themselves to those in attendance.

**YTD Financial Review**

President Schuster began the meeting with a review of May financials and presented a 2020 year end forecast vs. the 2020 approved budget. President Schuster explained that the roofing project and the concrete project were not in the forecast.

President Schuster made note of some of the overage in landscaping stating that preserving our trees was a priority. President Schuster also noted that some of the residents are reimbursed for a portion of their electric bill on a monthly basis due to the present irrigation metering system. Discussion ensued and the board agreed there is a need to review the monthly reimbursement.

**Update on Roofing**

President Schuster noted that \$227,000 has been paid to Robison Roofing by the to date by the HOA. Insurance payments received to date amount to \$160,000. No problems are anticipated and the project continues.

**Update on Concrete**

President Schuster noted that \$76,000 of work has been to date. There is still \$55,000 ahead. Based upon estimates, we may come in under \$200,000 for the project.

**Review of Reserve Study**

President Schuster discussed the results of the reserve study and funding levels noting the reserve study is available on the Bray HOA website. Funding levels are approved by HOA owners. Discussion ensued. The board will present to owners at the annual meeting an option to continue to fund necessary projects with special assessment or build capital reserves with a monthly dues increase.

Secretary/Treasurer Maxbauer suggested a transfer fee noting that many other HOA's impose a transfer fee.

Motion by Maxbauer, seconded by Kessler to approve a \$500 transfer fee effective August 1<sup>st</sup> and that the monies be directed to the capital reserves. Motion passed unanimously.

### **Landscape Committee Update**

Secretary/Treasurer Maxbauer stated that the original charge of the Landscape Committee was to review and approve or disapprove plans presented by owners wishing to pay for their own plantings. Secretary/Treasurer Maxbauer stated that after meeting with Deep Creek personnel, irrigation and where a unit is on the irrigation line matters.

The board agreed that due to budgeting issues and the importance of maintaining aesthetics, a balance is the best approach.

The board agreed that in the future, all plantings must be reviewed and approved by the landscape committee prior to the expenditure by the HOA.

### **Window Unit Air Conditioners**

Secretary/Treasurer Maxbauer stated that, presently, there is no policy on AC units that protrude to the outside from windows.

Moved by Maxbauer, seconded by Kessler, to prohibit AC units that protrude outside from windows. Motion passed unanimously.

### **Dryer Vents**

President Schuster noted that the cleaning of dryer vents is in the Reserve Study. The cleaning of dryer vents is a safety issue. Board discussion ensued. The board agreed to ask Bray for pricing for all 68 units and a decision on how best to handle dryer vent cleaning will be made at the annual meeting in October.

### **HVAC/Swamp Coolers**

Secretary/Treasurer Maxbauer noted the cost of continuing to provide this service to owners is growing at a rapid rate and needs to be addressed. The majority of the expense is Swamp Coolers. Secretary/Treasurer Maxbauer stated this service should be discontinued for HVAC units and owners of units with Swamp Coolers should be billed for the service. Discussion ensued. The board agreed to ask for pricing from Grand Mesa and look at the allocation of the expense for the 2021 budget. This issue will be addressed at the annual meeting in October.

## **Exterior Lighting**

The board agreed that much of the exterior lighting must be replaced due to disrepair. Secretary/Treasurer Maxbauer suggested LED motion sensor light fixtures. President Schuster noted that the expense of motion sensor lighting vs. photocell lighting is 3 to 1.

Secretary/Treasurer agreed to do research which will be presented at the annual board meeting in October.

## **Delinquent Dues/Assessments**

President Schuster noted there is one unit that is 6 months delinquent in dues and in addition has not paid the special assessment. Motion by Maxbauer, supported by Kessler, to instruct Bray to put a lien on the delinquent property. Passed unanimously.

## **General Discussion**

The necessity of a quorum for voting purposes at annual meetings was questioned. President Schuster noted the annual meeting has not met the required quorum for several years. A vote to allow for a reduction in the number required for a quorum was held and it was agreed to ask Bray for those results.