

# CHAMBERTIN TOWNHOUSE HOMEOWNERS ASSOCIATION

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## Board of Directors Meeting

July 22, 2015

A meeting of the Chambertin Townhouse Homeowners Association Board of Directors was held on Wednesday, July 22, 2015 at 11 a.m. The meeting was called to order at 11:18 a.m.

1. **Roll Call/Establish Quorum.** Directors in attendance included Joel Kosowski with Joel Green and Dave Sargent participating telephonically. Cindy Moore and Kevin Walsh were absent. Also in attendance were Eileen and RG Jacobs of Mountain Caretaker, Inc.
2. **Owner Comment Period.** There were no owner comments offered, however, management has heard from some owners regarding the entrance sign replacement and landscaping concerns.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the November 6, 2014 meeting were approved unanimously.
4. **Financial Report.** Eileen Jacobs reviewed the 6/30/2015 financial statements, noting that Repairs and Maintenance and Snow Removal are over budget year to date. Overall expenses are tracking under budget year to date.
5. **Reserve Schedule.**
  - a) Two bids for the replacement of the Mansard roofs have been received. Management is waiting on a third bid from a Denver roofing company. The Board asked management to get more detail behind the bid numbers from the contractors. Also, management will contact S&H Roofing, the contractor that replaced the roofs between 2009 and 2011, to inspect the roof as T&M Roofing pointed out some areas where the roof needs repairs. S&H will be asked to make the repairs as part of the warranty.
  - b) Dumpster Enclosure. The Board will decide on the timing of this repair after the final roof numbers are known.
  - c) Entrance Sign. Dave Sargent will create a bid document that defines what the Association is trying to accomplish with the sign replacement. This will be provided to three different sign companies to bid.
6. **Other Business**
  - a) Trash. Management will evaluate either larger dumpsters or more frequent pickups to alleviate the overflow problems experienced this summer and choose the more economic option.
  - b) The drains will be cleaned again this fall, but Joel K. asked that the contractor be made aware that the purpose of cleaning the drains is to break up the Cottonwood roots that have invaded the drains in the past. Joel G. said he has the name of another contractor for

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consideration and will email that to management.

c) **Retaining wall.** RG is waiting on an excavator to look at the erosion and give a price to shore it up. Dave noted that the screening behind the retaining wall seems to have deteriorated in the two places where it is eroding.

d) **Upcoming Meeting Dates.** The Board/Budget Meeting date for 2015 is November 5, 2015 at 11 a.m.

The annual meeting date is December 9, 2015 at 4 p.m.

7. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 12:20 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs, CMCA