

Cima Vista Condominiums Homeowners Assoc. Inc.

BOARD OF DIRECTORS ANUAL MEETING AGEND/MINUTES
Thursday, October 20, 2021, 2:00 PM MST
Teleconference

Board Member Attendance:

- Joanna Harmon - P - Present (Phone)
- Brian O'Bara - Present (Phone)
- Kendall Crouch - S - Present (Phone)
- Gary Holcomb - Present (Phone)

Others Present:

Darren Burns - Z&R
Jason - Z&R
Betty Madison
Laura OBara
Quinton Stacy
Jay Peterson
Janice Frazier
Troy Warrick
Rich Holcomb

A. Call to Order: 2:05 P.M. MST

1. Roll Call - 58 units are needed for the quorum (30%)
2. 3 Candidates for board
 - Joanna Harmon
 - Kendall Crouch
 - Darren opens fate floor to any nominations for other candidates
 - Janice Fraizer
 - Nominees speak about why they want to be on the board
 - Janice
 - Resident since 2006
 - February of 2021 became an owner
 - Has concerns
 - Would like to help on the board
 - Joanna
 - President for about 8 months
 - If re-elected, willing to stay on as president
 - Kendall
 - Darren - Owners should vote for no more than 2 people

B. President's Comments - Joanna Harmon

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- Joanna
 - Thank you to all who are attending this meeting
 - Thank you Z&R for your work this past year
 - Positive notes
 - Camera updates
 - Gate motor repair
 - New garbage company
 - Negative notes
 - Landscaping - staffing issues due to Covid
 - Parking
 - Pets
 - Not registered
 - Poop not being picked up
 - Upcoming
 - Audit results expected in 2-3 months
 - New state law regarding flags and signs
 - Board will look into what needs to be done to help owners and tenants while keeping the community looking good

C. Financial Reports

- Darren discusses Annual Budget
 - Portal update
 - Portal is up and running
 - Z&R is still uploading data to the new system
 - New financials are ready
 - Apologizes for inconveniences
 - Budget
 - No increases from 2021 to 2022
 - Last increase has helped
 - Board audit approved for 2022 financials
 - 2021 audit will audit the 2020 financials
 - 2022 audit will audit the 2021 financials
 - Insurance is the second largest expense at \$97,500
 - Insurance will be an increase over last year's budget
 - Insurance premium year and fiscal year do not line up
 - Legal fees have been an issue
 - 3 P's - Pets, Parking, and Poop
 - Issues due to people trying to use government to bypass COA rules
 - Snow removal was up this year due to extra snow fall
 - Water adjustments are up
 - Possible rate increases
 - Electricity rates will be going up, but not much of an issue for the COA
 - Increase in budget from 2021 to 2022 is about \$12,500 in projected operating expenses
 - Discussed with board

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- Darren opens discussion for questions
 - No questions

- The actuals are not accurate yet, due to the new portal
- \$58,600 in operating cash
- \$341,091 in reserves
- \$73,000 in liquid assets
- Rest of the reserves are in RBC investments
 - Mortgage bonds - Pay out over 30 years
 - Average life is only 3 years
 - Will pay out early
 - Pay out over time as mortgages are paid off or bought
 - Interest and principle pay over time at a much higher rate
 - CDs - Pay out interest earned when they are closed
- New format of budget report due to the new portal
- \$43,450 has been put away YTD
 - Budget was \$63,000
 - Money is being held back due to CSU water issues (CLA valves)
 - CSU is trying to work with CSU on the amount
 - Operating expenses show the association around \$63,000 over budget
 - Mostly due to the water amount being over budget

- Darren opens discussion for question
 - Joanna - Can we put reminders on the calendar to get with CSU
 - Darren - Z&R has contacted 3 individuals at CSU

D. New Business

- Ballot has about 5.5 minutes left
 - Gary - Rich didn't receive a ballot
 - Darren - His votes were assigned to Gary
 - Gary - Properties have been split between Gary and Rich

- Darren - Joanna, will it be discussed today about the flags and signs
 - Joanna - No. The board will discuss it first

E. Open Forum

- Janice
 - Couple of concerns
 - Were the cameras upgraded?
 - Darren - The upgrades were for power (Solar/Batteries)
 - Janice - The reason for the question is that owners of pets are not picking up after them
 - Janice - Can the cameras be used to identify the owners of these pets?
 - Darren - Yes and no
 - Can't always determine who is at fault
 - Can be used sometimes
 - Eye witnesses work best
 - If someone sees something, they need to report it

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- Another concern is, is the customer service with Z&R
 - Are the phones working?
 - Long wait times
 - Darren - Encourages everyone to use email first. Quicker and easier
 - Z&R does have people answering phones during the day
 - There are staffing issue
 - Z&R had a Comcast issue
- Janice - Registered on the new system and then recently received a bill stating that she was 3 months behind in dues
 - Darren - Some payments are going to the old drop box, some are delayed due to USPS
 - Janice - Payments are set up via ACH/EFT and they don't appear to be working
 - Darren - Will verify that the old ACH is stopped
 - Please log onto the new portal and to to make a payments
 - At the bottom of the screen you can set up recurring payments
- Janice - Trash at the entrance to the complex
 - Who has responsibility for picking up the trash?
 - Darren - Landscaping should be getting it picked up in the summer
- Darren - Any other questions?
 - Quinton - Parking issue.
 - What's being done about vehicles being towed?
 - New company is just towing
 - Many individuals don't have drive-ways
 - Darren - The new company is not the issue and there are no new rules
 - The previous company wasn't enforcing the rules
 - People aren't using their garages for their vehicles
 - Parking on the sidewalks is a hazard
 - People forced to walk in the street
 - Gary - Several years back additional parking was approved by the fire department
 - This parking was then added
 - Joanna - The board is not focussed on harassing tenants
 - The rules exist to help the community
 - Biggest issue is people not using their garages
 - There are more vehicle than drivers
 - Janice - We have renters and owners here
 - Some units have sidewalks and some don't
 - Towing is causing confusion because some people don't know that their drive crosses the sidewalk
 - Darren - With the rental population, Z&R cannot keep up with the turnover
 - The owners need to notify the renters of the rules
 - Board could just not enforce reels, but then the COA becomes liable to people who want the rule followed
 - The COA would need to create new parking which is expensive
 - The new towing company did do a grace period where vehicles were tagged so people would know that they were in an invalid parking spot
- Quinton - Another issue is with small kids playing in the streets

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- What about an play area where dogs are not allowed so kids don't have to play in the dog poop
- Darren - Costs are an issue
- Quinton - A play ground is not necessary, just a section where pets are not allowed
- Darren - Good idea. The board will need to think about it
- Joanna - Remembers discussing it this past year. It will be brought back up

F. Discussion while voting is in progress

- 58 shares are required for a quorum
- 58 shares total have voted
- Quorum has been reached

- Results
 - Minutes passed with 56 yes, 1 abstain
 - Budget passed with 55 yes, 1 abstain
 - Election for board members
 - Kendall and Joanna elected
 - Darren - Janice please stay involved
 - Gary - Don't we still have a vacancy?
 - Darren - That was filled last year

G. Adjourned 3:13 P.M. MST

1. Gary motion to adjourn
2. Joanna seconds