

Cima Vista Condominiums Homeowners Assoc. Inc.

BOARD OF DIRECTORS ANUAL MEETING AGEND/MINUTES
Thursday, October 30, 2020, 2:00 PM MST
Teleconference

Board Member Attendance:

- Rich Holcomb - P - Present (Phone)
- Joanna Harmon - Present (Phone)
- Kendall Crouch - S - Present (Phone)
- Gary Holcomb - Present (Phone)

Others Present:

Darren Burns - Z&R
Jessica Chiartano
Betty Madison
Laura OBara
Quinton Stacy
Jay Peterson

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

1. Roll Call - 58 units are needed for the quorum
2. 3 Candidates for board
 - Rich Holcomb
 - Gary Holcomb
 - Brian OBara
 - Darren opens fate floor to any nominations for other candidates
 - No other nominations
 - Darren entertains motion to confirm the candidate list
 - Kendall firsts the motion
 - Joanna seconds the motion

B. President's Comments - Rich Holcomb

1. Rich - Thank you Z&R for your work this past year
 - Wrapped up the insurance claim on the hail damage
 - Down spouts have been painted
 - LED lights have been replaced
 - Only one home has not responded to request to fix window/door
 - Current big item is that the CLA valve is not functioning properly
 - Drainage issue in the NW corner is resolved
 - A cap has been added to prevent water from flowing over the wall
 - Drainage grates have been switched around

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- Implemented a pet registration
 - Grace period is now over and any non-registered pets will lead to fines
 - Pet waste is an issue
 - Pets off leash is an issue
 - Rich asks that people report any pet waste or pet off leash issues
 - Unit numbers are critical for this
- New web site hosting
 - Site contains the rules and regulations
 - Site is kept up-to-date
- Vehicles are being towed when not properly parking
 - Please clean out garages so that vehicles can be placed inside
- Vandalism is still an issue
 - Graffiti is to be removed from the exterior walls
- ATVs have been an issue
 - And other non-licensed vehicles
- The focus is to maintain a safe and livable community
- Questions?
 - Joanna - Did the web site URL change?
 - No. It's the same.
 - Quinton - Which unit didn't get the window replaced from the hail damage?
 - Darren believes it was 706 or 710 Cima Vista
 - Rich states that DRC (Steve) still has the window
 - Will contact Steve and see if he can contact the unit(s)
 - Laura will contact unit 710
 - Darren - It looks like kids are playing in the streets because of the pet waste in the grass areas. Can an area be designated for kids and no pets?
 - Rich - This can be looked into by the board
 - Please add to the agenda of the next meeting

C. Financial Reports

1. Darren discusses Financial Report

- Goes over the Balance Sheet
 - Approximately \$3,800 in Accounts Receivable
 - \$137K in the operating cash
 - \$123K in the insurance fund that will be spent
 - \$360K in the reserve Funds
 - CDs are not paying well
 - May look into mortgage funds instead
 - YTD interest is only \$2,500 on the reserves
 - Rich states that this looks good
 - Reminder that the large water bill will still hit

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- Darren - The payment will come out of cash and not reserves
- Rich - The CLA valve is an issue and the water meter is not reading correctly
- Rich - All units should already have water pressure regulators installed
- Darren - The city had declared that the CLA valve was not legally installed
 - Olsen Plumbing has information showing that the valve was put in due to a city request
- Insurance rates are high this year and the costs are rising
 - Loss Assessment coverage is needed by owners for each unit. A good value would be \$25,000
- Fair-Housing violations due to bogus support animals
 - This requires legal support which costs money
 - With the Fair Housing Act, pet owners can resubmit documentation on the animal as many times as they want, until they are finally accepted
 - So no matter how many times the documents are declined, they keep resubmitting
 - Laura uses petscreening.com which eliminates the ability to resubmit documents. She will pass along the information to Z&R
- Water is currently under budget, but we are waiting for the large bill due to the CLA valve/water meter issue

- VOTING HAS BEGUN. ALL OWNERS PLEASE FILL OUT YOUR BALLOTS.

- Discusses the 2021 Operating Budget
 - Z&R recommends an increase in the monthly fees of \$20 raising the fee to \$240
 - Increase is due to \$35K increase in insurance premiums in the budget
 - This should result in a \$2,500 increase in the reserves
 - Reserve study says Cima Vista should be putting \$158K yearly to reserves instead of the current \$80K

D. Discussion while voting is in progress

- Quinton asks what is covered by the COA.
 - Darren - Easier to answer what's not covered
 - Decks
 - Doors
 - Windows
 - Exclusive use items by the unit
- Vandalism
 - Lids to the sewer clean-outs have been removed and then rocks have been dumped into them causing sewer back-ups
 - If tenants report issues to Z&R, the cameras can be used to assist in the investigation
- Parking is still an issue
 - When reporting parking violations to Z&R, include license plate numbers
 - For other violations, unit numbers are needed when reporting to Z&R
 - Joanna - There are misunderstandings on when towing can be done
 - Some units believe that you cannot be towed during the day
 - Quinton - Where should guests park if everything is full?
 - If everything is full, they will have to park outside of the complex

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- Rich - Most of the issues are due to the garages being full of other things
 - Garages are being used as storage units and not for vehicles
 - We need to encourage people to empty their garages and use them for vehicles
- Quinton - What about issuing parking passes to park on the street? Many people have more than 2 vehicles
 - Rich - How would parking passes work?
 - The board will be working on this issue. Please join the meetings and give your input.
 - Laura - Parking passes would not work since it's a fire hazard and violation to park on the streets
- DARREN - CURRENTLY 78 VOTES. QUORUM HAS BEEN REACHED.
- Laura - Is there an updated plat of the complex that shows all of the parking spaces?
 - Darren researches, but cannot find one
- Voting is now complete
 - Results
 - 79 for - 0 against - Approval of 2019 Annual Minutes
 - 65 for - 15 against - Ratification of 2021 Budget & Dues
 - 77 for - 0 against - Election of Board Members
 - Rich, Gary, and Brian are elected to the board for 2 years

E. Adjourned 3:15 P.M. MST

1. Rich motion to adjourn
2. Joanna seconds

F. Board Organizational meeting

1. Decide on positions for the board
 - Positions selected:
 - President – Rich (2022)
 - Treasurer – Gary (2022)
 - Secretary – Kendall (2021)
 - Member at Large – Joanna (2021)
 - Member at Large – Brian (2022)