

Cima Vista Condominiums Homeowners Assoc. Inc.

BOARD OF DIRECTORS MEETING AGEND/MINUTES
Tuesday, April 13, 2021, 10:00 AM MST
Teleconference

Board Member Attendance:

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

Others Present:

Darren Burns - Z&R
Laura OBara
Devin Smith - Z&R

A. Call to Order: 10:04 A.M. MST

1. Review Minutes
2. Approval of November minutes - Joanna motions to approve - Gary seconds - All in Favor - Motion passes

B. Financials

1. Darren discusses December Financials
 - 0.15% is the best CD
 - Joanna - Has Darren looked into the local bonds?
 - Darren - The bonds would need to be FDIC insured
 - RBC currently has everything spread out to be safe
 - Budget Comparison
 - Olsen has been slow in responding regarding helping Cima Vista with the CSU water bill
 - We are hoping to get the bill reduced
 - We are under budget on water due to the amount owed to CSU resulting from the CLA valve issue
 - Trash is \$2,000 over budget
 - We are getting charged extra by WM
 - Some of the other overages:
 - Snow removal
 - Legal
 - Aged Receivables
 - These will be out here for quite some time due to law suit
 - Should send demand letter to one owner who has not paid
 - One owner is now making monthly payments

C. Ongoing Business

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- Joanna - Didn't Cima Vista replace some fencing that is adjacent to properties outside of Cima Vista? Where are we with billing the adjacent property owners?
- Cameras
 - Work will begin on 4/23
- Clean-out cover replacements
 - Mr. Rooter had started the process
 - Ran into issues due to snow and ice
 - Will continue in May
- Pet registration spreadsheet
 - Current list
 - Joanna - Where are we on follow-up letters to the owners who have not registered their pets?
 - Darren - Will follow-up

D. New Business

- Gate Proposal
 - We have gone through 3 different companies in the past few years
 - The far north gate has motor and concrete issues
 - Darren had watched video of the gate issues
 - Would work and then would get stuck
 - One driver got it working and then gate closed
 - Someone from Z&R was dispatched to lock the gate open
 - The current bid is for an update to the system and not just a repair
 - Electric eyes are needed as a safety backup
 - Bid is \$10,670
 - Joanna - Is this bid only for the exit gate?
 - Darren - The bid is to replace just one of the four motors
 - Replacing all of the motors would cost closer to \$35,000
 - Gary - Does the bid include leveling the pad the motor sets on?
 - Darren - It should at least include leveling of the motor.
 - Joanna - What is the liability if a gate strikes a car?
 - Darren - It would go to the insurance of the owner
 - Darren is also getting an estimate on concrete replacement for the entrance drive
 - This will require new safety loops in the concrete
 - Joanna is 50/50 on fixing the gates over just removing them
 - Darren - The upkeep on gates is expensive
 - Gated communities usually have higher resell values
 - The gates are simply a sense of security
 - Estimate of yearly repairs for the gates is \$8,000
 - People can simply tailgate another vehicle to get past the gates
 - Joanna - Do gates reduce insurance rates?
 - Darren - No
 - Brian - Does the bid include a warranty?
 - Darren - Just labor. Not damage
 - Gary suggests that it be put out to the community to see what owners and residents think of the gates
 - Laura
 - It is a false sense of security
 - But, the gates do drive up the rental prices and the property values

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- Darren - There could be an argument for upping the monthly fees to help cover the costs of maintaining the gates
 - Gate Costs from reserves and operating expenses
 - 2019 - \$7,700 + \$2,500
 - 2020 - \$1,570
 - 2021 - \$1,800 to date
- Joanna - Are these the original gates for the community?
 - Darren - Mostly
 - Laura - Yes, original
- Darren - Other upgrades for the gates could be newer versions of the keypad
 - Costs of \$6,000
 - Upgrades would work with the current gate motors
 - Would allow for wireless openers in the vehicles
 - Gary - Not comfortable with the wireless option since unit owners don't always let Z&R know when they have tenants leave
- Darren -
 - Currently there is only one computer that can control the gates due to the need for dial-up
- Darren - A straw poll to the owners and tenants would be a good idea.
- Gary and Laura have tenants that are upset about the gates not working
 - Cima Vista is advertised as a gated community
 - People are not happy when the gates don't work
- Darren - Then lets just poll the board members - Repair the gates or remove them
 - Joanna - Repair
 - Kendall - Repair
 - Brian - Repair
 - Gary - Repair
- Joanna make a motion to approve the repair of the gate motor and loops
 - Gary seconds the motion
 - All member in favor
 - Motion passes
- Joanna - Can the repair be coordinated with the concrete repair of the drive?
 - Darren -
 - Will see if a bid can be received by next week
 - Will need one week to cure the concrete
 - Will need to replace the safety loop
 - Will get bids to the board
- Gutter Proposal
 - All Year Gutter has a bid for \$4,200
 - Clean out gutters
 - Adjustments to gutters and spouts
 - Replace damaged parts
 - Inspect for leaks
 - Devin - A recent inspection showed that most extensions need fixed or replaced
 - They should be replaced with plastic extensions
 - Laura - What would the cost be to replace everything?
 - Darren - With the current bid, All Year would be losing money if they replaced all of the damaged parts

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- Trash Contract
 - The current contract is from 2018 with WM
 - The costs is \$1,283 per month
 - In the past Darren would modify the wording in the contracts to be most beneficial for COAs
 - WM no longer allows any modifications
 - There is a new company in Colorado Springs - Infinite Disposal
 - Under the current WM contract, WM can increase fees whenever they want for any reason
 - Currently, WM has increased the monthly amount to around \$1,800
 - Infinite Disposal has submitted a bid for \$1,400 monthly
 - No price increases without the approval of the COA
 - 30 day notice to cancel service
 - June 1st would be the start date for their service to the community
 - Joanna makes a motion to approve changing our service from WM to Infinite
 - Darren - Pricing for recycling - Each unit has to contact the service provider and set up recycling on their own:
 - \$25/month with WM
 - \$18/month with Infinite
 - Gary seconds the motion
 - Darren - If Infinite Disposal doesn't work for Cima Vista, West Connection is an alternative
 - All members in favor
 - Motion passes
- 2021 Contract Renewals
 - JTB - Grounds Keeping
 - Fire hydrant test
 - Z&R
- Collections Policy
 - Requirements by the state
 - When an owner is 60 days behind, we can offer 6 months payment plan
 - \$55 is the cost of registered letters that are sent
 - If a payment plan is accepted by the owner, Z&R will monitor the payments
 - If the owner defaults on their payments, ignore the letter, or refuse to make payments, the issue will go to legal
- Parking enforcement
 - Klaus has not been helpful lately
 - There are alternatives to Klaus that Darren is familiar with
 - Imediate
 - Colins
 - Gary - Is there a savings by going with someone else?
 - Darren - No, because there is no costs to Cima Vista for tow companies
 - Tow companies make money by completing the lift of a vehicle
 - Cima Vista could pay a fee to have a tow company patrol the area
 - Joanna has witnessed Klaus honk at a resident to move their vehicle and then left the area
 - Gary approves getting a letter to Colins about using their service

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- Dog Enforcement
 - Rich has taken care of the unit that was putting their dog on the balcony instead of taking it out to do it's business
 - Gary reminds Z&R to not identify who turns in pet owners in letters sent
 - Darren was able to email owners at 687 CV instead of sending letters
 - Darren will try to get approval to communicate via email
 - Jason is generating letters for violations
 - Z&R has a new system that improves the letter generation process
 - Joanna reminds Z&R that Cima Vista has had issues getting timely responses to violations
 - Darren - We are trying to improve
- Web Site
 - Updates have been made
 - Devin is trying to free up time to help
- Potential Liabilities
 - Some downspout drains are directed to sidewalks and are causing ice on the sidewalks
 - Devin - Downspouts have been examined.
 - Some are misdirected
 - They should be getting fixed
- Maintenance Schedule
 - Items requiring continued maintenance
 - Sewer lines
 - Gates
 - Camera
 - Roads
 - Painting on roads
 - These could all be added to a maintenance schedule so they are not missed or forgotten
 - Gary - Didn't we get a bid on scoping the sewer lines?
 - Darren - That's the job the Mr. Rooter is working on
 - Darren is not sure about an estimate that was received from All Seasons regarding sprinkler replacements
 - Laura - Is the concrete work for the sidewalk done? This is for the unit that had the sewer line replacement.
 - Darren - Yes, it's done. Small footprints in the concrete, but not enough to require replacing it.

E. Next Meeting Items

- Next meeting is scheduled for 2nd Tuesday of the month
- Next meeting will be on July 13th
- Kendall - Can we discuss the issue of people driving through the rocks to get onto their drives. This is damaging rocks and drainage
 - Darren - We can currently do a site assessment and send letters. Please send pictures

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- Joanna - Add general concrete maintenance and roads
 - Darren - Z&R will have asphalt bids before summer
 - Darren
 - How much does Cima Vista want to spend on concrete?
 - Preventative maintenance or repair?
 - Sealants can get very expensive
 - It may be better to replace damaged areas or perform mud-jacking
 - Ren will inspect Cima Vista and report back
 - Joanna would like to accompany Ren during the inspection
- Laura - When Jason is doing the walk-through inspections, could he go in-between the buildings and behind them?

F. Adjourned 11:46 A.M. MST

- Joanna makes a motion to adjourn
- Gary seconds the motion
- Unanimously passed