

Minutes – GRCA Board of Managers 7/19/23 Board meeting

In attendance: Pres. Caruthers, V.P. Oldham, Treas. Bartsch, and Secy. McEncroe, with Melanie Gage and Carl Evans (via Skype). Quorum established, called to order at 6:02 PM, Aaron arrived at 6:07, and Roger joined (via Skype) at 7:02 PM

Staff/contractors present: Office Mgr. Royer, Prop. Mgr. Hecht

Pres. Caruthers motioned to approve agenda with the addition of an Exec. session after “New Business” and “Discussion on HB -23-1105” to discuss the Property Manager’s contract. V.P. Oldham seconded, unan.

Minutes from 4/19/23 Board meeting: Aaron motioned to approve contingent on a verbiage change regarding funding for the reserve fund from “*that includes*” to “*which will provide for...*”, President Caruthers seconded, unan.

Homeowner’s Open Forum: – bldg. 3:

- Asked about availability of meeting minutes? They are typically posted by the Saturday following approval.
- Extend pool hours? It is a staffing issue, Janie will look into adding a couple hours, 2X/week.
- Reserve study availability? Can view in office.

Office Manager Royer’s report:

- Bldg. 9 – is being used as a AB&B.; V.P. Oldham will contact Golden to see if unit owner has a sales and use tax license, and write a letter to owner of unit. He will also provide the section from the Rules and Regulations that states that the minimum rental is 30 days.
- A 3 BR unit just sold for \$410,000
- Janie will be gone 8/4 to 8/10, and Amber will not be available

Property Mgr. Hecht’s report:

- Ref. p36 in Board packet - we have to maintain sidewalk (inc. snow removal) on Heritage Road as well as grass / landscaping
- President Caruthers motioned to rearrange reserve study items to invest \$3,037.75 for sidewalks, and \$6,350 for stucco, Aaron seconded, unan.
- Tabled \$46,287 for pool repairs until we can verify that amount is budgeted in the reserve fund
- Will draft verbiage for pet registry. V.P. Oldham noted we’ll need to add verbiage regarding fines for violation
- Reviewed p.31-32 regarding “common elements” specifically people who leave their tables & chairs on garden level units. V.P. Oldham motioned that we clarify and reaffirm the declarations that the areas outside garden units are part of the common area, and cannot be used by the adjacent unit owner except on a ≤ 24 hr. basis; Carl seconded, passed 5 in favor and 3 opposed, motioned approved.
- \$2,700 (plus \$250 in materials) to Hulk Enterprises to modify gym (Impact Construction’s proposal was \$5,088.06 plus painting. With the increase in dues, Carl and Aaron voiced concern that we’re already over budget for the gym, and we should show restraint.

Treas. Bartsch’s report:

- Only \$12,500 in delinquencies, and ½ is for just one owner (and is in collections).

New business – HB 1105 ([dre/colorado.gov/hoa-center](https://leg.colorado.gov/hoa-center)) was signed into law 5/24/2023. It establishes a task force to examine issues related to homeowner’s subject to an HOA, and requires that all HOA’s notify affected homeowner’s.

Exec. Session 7:59 PM, exited 8:31

Next meeting 8/30 at 6PM, Annual meeting 9/19 6PM

Adjourn 8:39PM