

Silver Queen West Condominium Association
Board Meeting via Zoom
August 27, 2021

Directors Present:

Lydia Fausset, Larry Funk (on Zoom), Joanne Gipple, Paul Gottler, Elaine Johnson, Angelique Justich & Stan Stansfield,

Resident Manager Present:

Tom Brennan

Board Representative Present:

Gary Nicholds – Basic Property Management, Inc. (BPM)

Call To Order:

President Joanne Gipple called the meeting to order at 1400.

Approval of Minutes:

A motion was made and seconded to approve the minutes for the June 27, 2021 board meeting. The motion was unanimously approved.

Administrative Report:

Gary reported that Lindsay Smith has completed the declaration adjustments and that the board will receive an email next week with revisions. The schedule for presenting the revised declarations to owners is planned after the presentation at the annual meeting in November. The revised document will be mailed to all owners in preparation for a townhall meeting, approximately three weeks after the annual meeting. The meeting will be held at a location to be determined. Lindsay will be available to answer questions at the annual meeting as well as the townhall meeting. Gary plans to provide Zoom for owners at both meetings.

President's Report:

Joanne announced that she received the resignation of board member Stan Stansfield, as he has sold his unit and is moving out of state. Stan's term expires November 2023. Elaine and Joanne met with owner Marsha Hennessy who had shown an interest in becoming a board member. Stan's resignation is effective September 3, 2021.

A motion was made and seconded to nominate Marsha Hennessy to fill the open position on the board. The motion was unanimously approved.

Joanne reported that the budget committee, Joanne, Elaine, Lydia, Patti Vande Zande, Tom Brennan and Gary Nicholds developed a budget that includes a 2% dues increase. Within the 2%, is a 5% increase in additions to the reserve fund. Even though there were increases in utilities, the committee developed a budget that meets the association's needs for 2022.

Motion made and seconded to approve the proposed 2022 budget. The motion was unanimously approved.

A motion was made and seconded to continue the 2% discount to homeowners who pay the full amount of their annual dues on or before January 31, 2022. The motion was unanimously approved.

Old Business:

In an effort to monitor building roofs a motion was passed at an earlier board meeting to purchase a drone once the board had the approval of the board's attorney. Stan contacted Mark Richmond and learned that there is no issue regarding the proposed use. Stan has located an inexpensive drone for Tom's use.

New Business:

Stan arranged for Thayer Hersh, a licensed home inspector, member of ASHI and the owner and founder of HomeCheck to meet with the board. HomeCheck is a company that specializes in house inspections. Thayer explained that his company plans to expand into the condo market, hoping to start with Silver Queen West. Thayer's plan is to start with the inspection of five units. He feels that these inspections will give his company adequate information about the differences in condo units as well as the estimated per unit cost of inspections. The board's plan, assuming that HomeCheck is successful is to contact owners regarding the service.

Manager's Report:

Tom reported that the plow truck is in good working condition. The backhoe front bucket is in need some repair and there is a hydraulic leak that needs to be identified. Boilers and water heaters are in good condition. There have been a couple of sewer clogs and some concern about underground pipes between buildings. Tom is presently completing roof inspections and making minor repairs. Staining has been completed for the stair tower entrance hand rails, walkway base trim and ground lighting bases. Dead trees have been removed. Crack sealing bids have been received and are under consideration. No major rules violations, but most of the issues relate to parking. Tom has concern about snow storage this winter.

The board retired into executive session at 1715 to discuss employee compensation.

Board Meeting Schedule:

The annual meeting is scheduled for November 13, 2021 at the Dillon Town Hall. Coffee will be served at 0900 with the meeting to follow at 0930. A board meeting will be held immediately after the conclusion of the annual meeting at the office of Basic Property Management.

Adjournment:

The motion was made and seconded to adjourn at 1730. The motion was unanimously approved.

Respectfully submitted:

Larry Funk, Secretary