

Wednesday, 1/17/2024, at 6:30pm

The Clubhouse - 252 W Rockrimmon Blvd, Colorado Springs, CO

### **TAR HOA Community Meeting Minutes, 1/17/2024**

#### ***Board members in attendance:***

- Debbie Laney, Vice President
- Agnes Romer, Treasurer
- Amy Joy Kagno, Secretary
- OJ Mooneyham, Member at Large
- Alex Kagno, Member at Large
- Pat Owens, Member at Large

#### ***Other notable attendees:***

- Sue Anne M., proxy for James
- Mark L., resident
- Rick A., resident
- Susan K., resident
- Kathy G., resident
- Gabrielle S., resident
- Tanya S., resident

#### ***Minutes:***

- Call to order
- Homeowner Forum

<i>Unit</i>	<i>Resident</i>	<i>Comment or Concern</i>
	Rick A.	RowCal charged him \$360 instead of \$340 for his dues. Agnes will request that RowCal refund the overcharge.
	Gabrielle S.	Gabrielle suggests making an online system for requesting parking passes.
	Rick A.	Rick reported that RowCal gave him a parking violation for parking in his own driveway. Amy Joy moved to dismiss the violation. Agnes seconded the motion. The board was unanimous in voting to dismiss and not enforce this violation in any way.
	Tanya S.	Tanya brought up that she has issues with water pressure and that her plumber will not perform

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		work without the water being shut off for the building. However, she encountered road blocks as she did not know the process to shut the water off and she also did not know where the water shut-off valve was located. The board will find out where the shut-offs are.
	Kathy G.	Kathy is frustrated that she offered to pay for her own deck to be restored and was not allowed to do so as she was told it was a liability.

- Financial report for December, 2023 was presented by Agnes.
  - Agnes listed fencing, foundation, and roofing as major projects that still need to be funded.
  - Additionally, Agnes reported we paid for 41 hours of manual shoveling from JTB for a single snow event. The contract with JTB is being reviewed and can be terminated at the board's discretion.
  - This last month, money went into our clubhouse renovation, opening the pool, and various repairs.
  - The reserve fund should be at \$1.2 million dollars; however, we have \$350,000.
  - Agnes is putting together a message to expound further on the budget presented at the end of 2023 that can be sent to residents.
  - We have approximately \$139,000 in our operating account; however, we still need to pay for porches and gutters.
  - Mark L. asked about who maintains the pool and what other services they provide. Agnes explained they are our on-site maintenance for small jobs. Mark stated that in the past, we had on-site maintenance that had a larger scope and could do some of the jobs that still need to be done in our community.
- President's report
  - As our HOA president, Michelle Moore, was unable to attend the meeting, parts of the president's report were delivered by Debbie Laney, Vice President.
- New business
  - Ratify business performed outside the meeting
    - Gloria Ballton, Board Vice President, resigned effective December 31, 2024. Debbie Laney was unanimously voted to take the role of vice president by the board on 12/30/2023.
    - Agnes Romer was voted to the board on 12/4/2023 and was subsequently elected by the board as treasurer on 12/30/2023.

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- Amy Joy Kagno was voted to the board on 11/15/2023 and was subsequently elected by the board as secretary on 12/30/2023.
- OJ Mooneyham was voted to the board on 11/15/2023 and was subsequently elected as member at large on 12/30/2023.
- Towing contracts
  - Our contract with Collins Towing was terminated in December of 2023.
  - Our contract with Kraus Towing came into effect January 2024.
- Property Management changes
  - The board voted to terminate our contract with RowCal Property Management on 12/30/2023, discontinuing all services at the conclusion of the month of January. We made this decision on the grounds that RowCal was repeatedly unprofessional and failed to provide information when requested by the board.
  - The board voted to enter contract with Priority Property Management on 12/30/2023, effective 2/1/2024.
    - The board selected Priority Property Management for the following reasons:
      - PPM is local
      - PPM is a well-established company with a long track record of success
      - Other communities working with PPM report overall satisfaction with their services
    - The board will make sure to communicate with the community regarding all new policies, expectations, and methods to pay PPM.
- Several attendees brought up the question of who has water shut-off valves and where we can obtain that information; as we don't currently have that information, we will pursue it.
- Gabrielle discussed that the social committee is interested in getting the community better acquainted with one another by introducing immediate neighbors to each other. This is something building representatives could assist with. Building representatives meet monthly to discuss their various initiatives.
- Gabrielle brought up the fact that space heaters have been used in our clubhouse. This is not acceptable as it voids insurance. The space heaters will be removed; however, the justification for using them in the first place is that we need additional thermostats to be installed in our clubhouse and without them, the pipes will potentially freeze.
  - Debbie moves that we will hire the appropriate professional to address the thermostat issue tomorrow, 1/18/2024. Amy Joy seconded the motion. The motion was unanimously approved.
    - "Appropriate professional" is defined as a licensed, bonded, and insured professional who works in the applicable field to complete the work.

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- Gabrielle requested an update on the following projects: tennis court bids, security gates, and the survey to homeowners about the usage of the billiard room as a gym.
  - The tennis courts could cost between \$75,000 and \$100,000, according to Tanya, who has been working with OJ on this issue. Tanya suggests that we could move the location of our tennis courts to make our green spaces more usable.
  - Security gates would cost \$40,000 to \$50,000 for basic code entry. Key card entry would be a greater expense.
  - Regarding the gym, a survey needs to be sent out. Gabrielle has created a survey, but it has yet to be approved by the board and sent to the community.
- OJ updated the community on our de-icing agent buckets. He asks that the community use the de-icer sparingly, but it is out and available for the usage of residents. As for the policy on plowing, we must have at least two inches of snow on the ground to trigger the plowing.
- Meet and greet the new board
  - New board members each introduced themselves, as well as our current members. This includes Debbie, OJ, Amy Joy, Agnes, Alex, and Pat, who attended via Zoom.
- Amy Joy moved to adjourn the meeting. Debbie seconded. The board approved adjournment unanimously. Meeting adjourned at 8:15pm . The next meeting will take place February 24, 2024, at 6:30 pm in the clubhouse.

***Action items:***

- Agnes will call CSU to ask which of our units contain water shut-off valves.
- The board will acquire Mack's contact information so that all board members can contact him when issues need to be addressed.
- The board will review Gabrielle's survey so that it can receive approval and be sent to homeowners. Amy Joy will ask Gabrielle to send her the survey.
- The board will approve meeting minutes for September, October, and November at our next meeting, Tuesday, 1/23/2024.