

Monday, 3/18/2024, at 5:30pm

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

### **TAR HOA Community Meeting Minutes, 3/18/2024**

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

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

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

- Jamie Allen, Community Association Manager for Priority Property Management
- Tressa Bishop, Alliant Insurance Services
- Michelle M., homeowner
- Francis P., homeowner
- Chris N., homeowner
- Diana S., homeowner
- Nancy H., homeowner
- Mary M., homeowner
- Jim S., homeowner
- Robert D., homeowner
- Rene F., homeowner
- Mark L., homeowner
- Rob S. and Lauren L., homeowner
- Tonya S., homeowner
- Kahla W., homeowner
- Kimberly M. and Justin P., homeowner
- Kathy G., homeowner
- Susan S., homeowner
- Ian B., homeowner
- Sueann M., homeowner
- Letizia N., homeowner
- Carl S. and Paula S., homeowner
- Eric A., homeowner
- Jane R., homeowner
- Dauna O. homeowner
- Maya P., homeowner

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

- Call to order at 5:37 PM
- Guest speaker, Tressa Bishop, Alliant Insurance Services
  - We are still seeking property quotes from carriers. We're still waiting to hear back. Tressa still needs to hear back from 48 units regarding their electrical panels, but Jamie has all but about 20 of the panels noted. Carriers do not seem interested in Square D panels, although some carriers would want Square D panels tested to see if they were part of a recall in 2020. However, Federal Pacific panels absolutely must be replaced.

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- To lock in a policy, Federal Pacific panels must be replaced. Ideally, this would occur by March 31st, but that is not very realistic, so Tressa has asked for a thirty day grace period. From the pictures we have, at least 19 of our panels are Federal Pacific.
- We need all the panels replaced by April 30th. Some panels are inaccessible due to homeowners locking their patios. As a note for our homeowners, locking ones patio is against community rules.
- Agnes asked for an estimate on what our insurance will cost. Tressa spoke with the underwriters today. For property coverage, we're looking at \$370K - \$400K. With other coverages required, Tressa believes we'll be looking at \$395K. Agnes asked if we can pursue tiered levels of coverage to cut down the cost. Tressa is hopeful that we can get some carriers on board with the promise of replacing our panels. Tressa does not foresee a reality in which we pay less than \$350K.
- Jamie asked what HO6 coverage residents should carry for a hail event if our insurance is \$375K. At this time, Tressa recommends that owners carry at least \$14,000 for loss assessment coverage.
- Tressa states that our insurance cost will be due in full but there are some financing options available; however, there will be an interest charge for financing options. Jamie suggests using a bank that offers prime only loans. Tressa states that is a better option, but we need to address that immediately if that's the way we want to go. Prime rates are around 8.5%, whereas with financing options we're looking at more like 11.5%.
- The down payment is generally 35% of the total policy.
- Debbie asked what would our premium look like with a higher deductible. Tressa doesn't recommend that. Not all insurance carriers offer more than \$100,000 coverage for individual owners. Going with a higher deductible for our community-wide insurance may leave an insurance gap.
- Tressa wants to make sure owners still feel like they can confidently sell their units regardless of what insurance we have.
- If Tressa can get all the panel information in the next day or two, we'll have premiums to review by the end of this week. If we cannot get information on the final panels, we would just need to assume those are FPE panels. It is not ideal to inflate our estimate on how many FPE panels we have, but we can do that if necessary.
- Replacing the panels will be fairly expensive, coming in at about \$2,795 per panel. The fewer panels we need to replace, the better. We may be able to get superior quotes and will investigate that. Regardless of the cost, it needs to be done prior to April 30th.
- Nancy H. asked which panels are being replaced because she paid her own cost for replacement. Elective replacement is on the owner; whereas required replacement is covered by the HOA itself.
- Open forum
  - Sueann M.

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- Sueann shared that she has a condo on the other side of town which was managed by Z&R, and then RowCal. Sueann states that she has been told that Darren from Z&R did not provide adequate records in that case, which may also be the case here. Additionally, she says that another property management company said that RowCal bit off more than they can chew. Homeowners at the other condo complex actually advocated for higher dues given their circumstances. Sueann argues we should also raise our dues for the same reason and that we should do so effective immediately to avoid having to do too many special assessments.
- Debbie let Sueann know we had to submit a demand letter to RowCal to get access to our records.
- Diana S.
  - Diana volunteers to open and close the pool. Agnes is currently the board member who runs point on the pool committee.
  - Diana states we need one more person on the walk-around committee.
  - Diana asked who runs point on building representative committee. Amy Joy acknowledged the board has neglected that committee and states she will coordinate with the building committee to rectify that.
  - Diana asked about the snow committee. She would like everyone on snow committee to get clear communication about how snow events are being handled. OJ is still head of the snow committee.
- Mark L.
  - Mark voiced that he would be happy to volunteer to do some of the labor here to offset costs, including trimming hedges, fixing fences, and snowblowing.
- Chris N.
  - Chris stated that sometimes workers shovel areas they should not be shoveling and we can cut costs by better directing them.
- Dauna O.
  - Dauna is on the pool committee. Mac comes three times per week to open and close. Dauna wanted to know if that's something she can be trained to do. Unfortunately, she can only do that if she wants to get certified for it officially. The board offered to pay for her cost to get certified if she wants to pursue that.
  - Dauna would also be willing to help with party room reservations.
- Letizia N.
  - Letizia just wanted to bring up that she contacted the board about mold in her basement 6 weeks ago. People were sent to check out the mold but nothing was pursued further after that and she does need to get black mold out of the basement as it is a safety issue.
  - Additionally, she has animals of some kind burrowing into her roof, so that also is going to have to be addressed. Letizia had to patch her own ceiling to fix that. Jamie is going to call Animal Control to manage that. Letizia had contacted RowCal previously but they did nothing.

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- Eric A.
  - Eric is requesting that we reference the bylaws regarding committees and formally define their jurisdiction. He requests the board does a better job defining responsibilities and perhaps amend bylaws.
  - Eric states he is his building representative, but he has never been asked to do anything.
  - Eric requests that PPM send out an email letting everyone know who their building representatives are.
  - He suggests that we make sure there is some redundancy when people volunteer for roles and that we create phase-out plans for everyone, as very few people will be here indefinitely.
- Francis P.
  - Francis states that snow removal is difficult for seniors like herself. She called to look for someone she could pay to shovel her driveway but was not successful in finding someone.
  - Mark Lorenz says he will help with that. Additionally, Diana says there is a list of young people who are willing to help with snow removal for the elderly.
  - Francis requests that we create a list of people who can help with snow removal in this types of cases.
- Susan S.
  - Susan is requesting that the board determine whether the water table under her building is too high, whether or not there is a sump pump, and whether that pump has been maintained. Susan states that because we're built on old mines, we have a variety of water table levels throughout the complex. Susan has been hearing a sound and she isn't sure what it is, but suspects it is a sump pump that is not functioning correctly. She hears the sound on her back patio, primarily, or by her front coat closet. She does not hear sound in her basement. She wants to make sure the engineer is taking sump pumps into account.
- Ian B.
  - Ian states that last summer we had an infestation of wasps. He is volunteering to take steps to mitigate the wasp issue. The board sincerely appreciates this offer and accepts.
- Rene F.
  - Rene just closed on her place today. Rene was told to call the HOA regarding questions and this is frustrating to her. She states she should have been told about the status of the HOA before buying. She is anxious about dues going up right after purchasing. Although the board has not as of yet discussed raising dues, it is a possibility in the future given our current financial status as an association.
  - Rene states that she is concerned about the large pot holes and the damage they can do to vehicles.
- Kimberly M.

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- Ever since the speed bumps have been painted, a cone has just been sitting out by a pot hole. Kimberly requests that someone return it to where it belongs.
    - Kathy G.
      - Kathy just wanted to point out there has been a family of raccoons milling around and that could be a contributing factor to some of the damage to the roofs.
    - Justin P.
      - Justin has young children that want to play in the grass areas but encounter dog feces when they do. He would like neighbors to be more conscientious about picking up after their dogs.
  - Financials, January 2024
    - We do not have February's financials just yet, so Jamie is covering January's financials.
    - \$373,423 is in reserve. \$7,765 is in our operating account. Age receivable has about \$103,000.
    - Jamie states that we all heard Tressa say our insurance will be at least \$350,000 and our electrical panels may very well cost us at least \$60,000. On top of that, we have buildings that require work for foundation issues which is not inexpensive. If we want to pursue all these things, we do not have enough in reserves to address them. This means a special assessment is a possibility and residents should be advised. Homeowners should review their HO6 coverage to ensure it is adequately robust. We cannot deplete reserves to pay for insurance and leave nothing in the account as that is not responsible fiscal management.
    - Jamie has over twenty work orders that need to be completed. Some of them are large ticketed items like concrete and asphalt. Maintenance issues also of course cost money to address. Jamie wants it to be abundantly clear to the community that our finances are not healthy and need to be addressed.
    - Paula S. states she gets the impression that both our dues should be raised and a special assessment should be done. She asks that the board investigate a combination of increased dues and a special assessment to see what would work best for our community.
    - Letizia N. states that preventative maintenance should be prioritized so that we don't face large problems down the road. She understands that major projects need to be prioritized, but does not want us to forget to keep up with regular maintenance.
  - Approval of minutes, February 2024
    - Minutes are unanimously approved.
  - Manager report
- New Business:**
- Landscape contract, Fisk Landscaping and Coloradoscapes
    - Currently we are serviced by JTB. Their contract expires at the end of the month. Our contract for landscaping was meant to be \$42,000, but between snow removal and irrigation repair, we paid over \$80,000. Agnes cannot speak to their

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communication during that process, but that cost is untenable. One snow removal incident last March cost the association over \$6,000. The board confronted JTB about the exorbitant costs and we were told it was essentially our fault we were being charged so much.

- We have two contracts to consider from Fisk Landscaping and Coloradoscapes. Coloradoscapes is significantly more expensive than Fisk Landscaping. Debbie speaks highly of Fisk Landscaping as the complex in which she lives uses Fisk.
- Debbie moves to enter into contract with Fisk Landscaping. Agnes seconds the motion. The cost of service is approximately \$42,984 per year and is divided into twelve months of payments. If we need irrigation repair, that will be extra, but all other landscaping services are included. It is not expected that we will need irrigation repair this year. The motion is unanimously approved.
- We are currently only discussing landscaping and not snow removal. Agnes asks the community to be patient with us while we continue to work on the best option for snow removal.
- 719 Roofing, Building 258 and 376 Porch Roof Repair
  - DRC was going to charge us \$36,000 per porch roof for these repairs. 719 Roofing has submitted a contract for \$9,100 for the same work. The board has sent this contract to Debra Oppenheimer, our legal counsel, for review. If the approval comes shortly, then the work should be completed during the first week of April.
  - The board ratified an earlier decision to use 719 Roofing contingent on attorney review.
- Trash contract renewal
  - We do not currently have an established trash contract. Jamie is trying to establish a reasonable contract that maintains the same service level. Infinite Disposal gave us a 1 year contract to review. For the same service we currently receive, the total amount per month is \$2,224 per month. Dumpsters are supposed to be emptied Monday, Wednesday, and Friday, while toters are meant to be emptied weekly on Friday. The dumpsters have been an ongoing issue for the community. They overflow often.
    - Eric A. asked if we've investigated either all individual toters or all dumpsters. The board has not done so as of now.
    - Debbie crunched the numbers impromptu and it seems to be cheaper for everyone to have an individual toter, however this does not account for people leaving large items they are not supposed to be leaving. Reducing the amount of large item dumping could save us significantly.
    - Tonya S. asked if we are considering other trash companies. Jamie said our current rate is extremely good so we have not at this point considered others. Jamie recommends sticking with a larger company because we need more than one truck to service our complex.
  - Alex moves to approve the Infinite Disposal trash contract of 2024. The motion was seconded and unanimously approved.
- All Phase Restoration, Building 376 Repairs

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- Engineer reports revealed that we need to do foundation work on building 376. We need helical piers to stabilize the building. The building is sinking, causing water incursion. The engineer report is from RMG and was done last year. More shifting has occurred since that time; however, the quote was received just last Friday for about \$82,000. Homeowners in the building are reporting that significant further deterioration has occurred since the engineering report was written.
- Alex made a motion to have RMG come back to make updates to the previous report. This motion passed with four votes in favor. Agnes abstained.

**Unfinished Business:**

- Maintenance Matrix
  - We are still waiting on final clarifications regarding skylights.

**Announcements:**

- Homeowner's Information Sheet
  - Homeowners are required to fill out an information sheet form for both themselves and their tenants, if they have any. The form is available online and should take no more than 20 minutes to complete. Printed copies of the form can be made available upon request, but the board asks that homeowners stick to the online form if possible, as any handwritten forms will have to be manually added by a member of the board to the electronic spreadsheet. The form will be sent out to homeowners in the near future.
- Party Room Access
  - The board has determined that having the party room locked during the day, which prevents residents from using the space, is not in the best interest of the community. Therefore, starting April 1st, the party room will be left unlocked so that residents can use the space. Some games have been added to the room for communal use. For parties or large gatherings, a reservation is still required.
- Fitness Equipment
  - After much anticipation, we are finally able to announce that the TAR will have communal fitness equipment available for use by residents! The equipment is in the billiards room. This may be changed later contingent on resident feedback. Current equipment includes stationary bikes, an elliptical, and a treadmill. The increased cost to our insurance is nominal and will not require raised dues; however, the equipment cannot be used until we have our new insurance contract in place, so please standby. We thank the community for their patience and proffer additional appreciation to those members of the community who spearheaded this initiative.
- Water Shut-Off Location Update
  - We have determined locations for the building-wide water shut-off valves for the majority of our buildings, but still need further information on the following buildings:
    - 408
    - 416
      - The valve is in E as reported by a homeowner.

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- 432
- 440
- 448
- 456
- 464
- 472
  - 472C has the valve in the utility closet.
- If you reside in one of these buildings and have knowledge of where the water shut-off valve is located, please inform the board. For each of these buildings, the valve itself should be *inside* one of the units, which differs from the other buildings.

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Debbie Laney, Acting President/VP

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Jamie Allen, Priority Property Management

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Date

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Date