

Nineteenth Fairway Townhouse Condominium Association, Inc.

Board of Directors Meeting

September 23, 2022

A meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Friday, September 23, 2022, at 9:00 a.m. via Zoom.

1. **Call to Order.** The meeting was called to order at 9:03 am.
2. **Roll Call/Establish Quorum.** Directors in attendance were Jim Sheldon, Brian Richardson, Mike Fitz and Roger Silverstein. Also in attendance were RG and Eileen Jacobs of Mountain Caretaker, Inc.
3. **Resignation of Kimberly Melvin.** Upon motion duly made and seconded, the Board accepted the resignation of Kimberly Melvin.
4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the November 15, 2021 meeting were approved unanimously.
5. **Financial Report.** Eileen reviewed the Balance Sheet and Income Statement as of August 31, 2022, not that expenses are running slightly behind budget with a Net Income of approximately \$9,000. It is anticipated that the year will end close to budget.

The Capital Projects schedule was reviewed. The schedule included all potential expenditures from reserves, some of which will be discussed later in the meeting. Given the asphalt project has more than doubled in cost, the reserve fund is insufficient to do the project as bid in 2022.

6. **Asphalt Project.** The original 360 Paving bid was based on the RFP developed by Criterium Engineering last Spring. After a series of meetings on site, it was determined that the drainage should be directed to Columbine Circle requiring some re-engineering and a revised bid. The revised bid came in a \$262,000, significantly higher than the \$110,000 original bid. Management reached out to various asphalt companies in an effort to get a competitive bid based on the revised plans. A-Peak and United Companies would not even bid for a 2023 project. GM and M & M are working on bids for 2023.

Additionally, 360 Paving was asked to submit a limited scope bid that would replace the

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asphalt at the front where the most damage is and the water is pooling, and the pool area. They indicated they would do so, but after two weeks, nothing has been received.

Given the only bid in hand is exorbitantly high and the limited funding, the Board has decided to table the asphalt project until 2023 and use the fall and winter to seek more competitive bids. An owner's rep, Bob Meserve, was suggested.

Upon motion duly made and seconded, the Board unanimously approved hiring Bob Meserve as an owner's rep to assist the Board in evaluating proposals and work moving forward.

- 7. Unit 9 Water Intrusion.** Unit 9 is still experiencing water intrusion despite the water proofing that was done a year or so ago. A proposal from Aspen Foundations was updated in July to expand the scope based on Criterium's recommendations. A water test showed that water is coming from Unit 10 into Unit 9.

Upon motion duly made and seconded, the Board unanimously approved Aspen Foundation's proposal for exterior waterproofing at Unit 10. The Board will ask Bob Meserve to review the proposal to get his input on the work being done.

The owners of unit 9 have gotten another proposal for interior sealing of their unit and other restoration work. The Board feels this is up to the owner who may want to file a claim on their homeowner insurance for this work once the exterior work has been done and is confirmed to have stopped the water intrusion.

8. Other Business.

- a. Brian suggested holiday lighting in the trees at NFW. There is no budget for this work and it is typically very costly as it involves high ladders/work.
- b. It was agreed that the landscaping company has not done a good job, particularly with weeding. Management will reach out to them to get them out there to do weeding and cover up landscape fabric where it is showing through.
- c. Brian asked if the gravel area where the pool was located could be used for parking this winter. RG will have to get with the snowplow contractor to see where snow can be stored to free up this area.

- 9. Adjournment.** Upon motion duly made and seconded, the Board adjourned the meeting at 10:40 a.m. by unanimous vote.

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Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs

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