

Nineteenth Fairway Townhouse Condominium Association, Inc.

Board of Directors Meeting

March 16, 2021

A meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Tuesday, March 16, 2021 at 5:00 pm via Zoom.

1. **Call to Order.** The meeting was called to order at 5:02 pm.
2. **Roll Call/Establish Quorum.** Directors in attendance were Kara Robinson, Jim Shelden, Brian Richardson and Roger Silverstein. Kimberly Melvin was absent. Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc. and resident of Unit 22, Joe Larkin.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the December 15, 2020 meeting were approved unanimously.
4. **Ratification of Third Amendment to the Declaration.** The proposed Third Amendment to the Declaration was mailed via Certified Mail to all owners of record. Notification of the proposed amendment was also sent to all mortgage holders. Eighteen of 26 unit owners approved the amendment with their notarized signatures. The Amendment will be recorded with the County and posted on the website once the recorded document is received back from the county.

This amendment removed language referencing the pool as a recreational amenity at Nineteenth Fairway and also allows the Board to establish a late fee in addition to finance charges on delinquent accounts.

5. **Consideration of Vote to Remove the Pool at NFW.** Homeowners at NFW were surveyed in 2019 and subsequent discussions were held to determine the support for removing the pool. The pool is at the end of its useful life and will require significant investment to bring it up to appropriate standards over the next few years. Operating costs are estimated at about \$8,000 per year. Given the very short 8-10 weeks of pool weather in the mountains, a majority of owners indicated they supported removing the pool.

Upon motion duly made and seconded, the Board unanimously voted to remove the pool.

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6. Consideration of Pool Removal Proposal. The Board received and reviewed three proposals for removing the pool this summer. Bids were reviewed by the civil engineer, John Cona, of Cona Engineering, as well. After general consensus that the Board would like to continue working with Brush Creek Landscaping as the low bidder and to achieve synergy with work that was begun last summer on regrading and irrigation, John Cona met with Steve Tarrant from BCL to ask more detailed questions on the scope of the bid. Cona was satisfied with Steve's responses and has recommended the Board accept BCL's proposal for removing the pool.

The Board asked that the contractor salvage as much of the fencing as possible for possible reuse or resale. It was noted that the proposal is for removing the pool and bringing up to grade. Any additional road base or gravel on the surface will be a change order. The proposal does not include removing the pump house.

Cona Engineering also recommends waiting to do the asphalt project until 2022 so that the area has time to settle, providing a more stable base for the asphalt overlay of the existing asphalt and new areas. Concerns for the owners of units that previously looked out at a pool were expressed and the Board will be looking at ways to screen any additional parking from units adjacent to this area. While the Board will be working with a landscape designer and civil engineers to balance additional parking with softening the hardscape with landscape elements, it is important to note that the area will mostly be gravel in the interim to avoid mud. Fencing, curb stops, temporary or permanent shrub beds will all be considered.

Upon motion duly made and seconded, the Board unanimously approved accepting Brush Creek Landscaping's proposal to remove the pool at a cost of \$135,135.

7. Acceptance of 2021 Landscape Maintenance Contract. Given that BCL is doing a lot of work at NFW this year, and has been working on the irrigation system since last year, the Board felt it prudent to get a proposal for them for 2021 for the landscape maintenance. The proposal was less than the prior contractor's annual fee and within the budget approved by the Board.

Upon motion duly made and seconded, the Board unanimously approved accepting the proposal from Brush Creek Landscaping for summer 2021 landscape maintenance at a cost of \$4,615.

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8. **Adjournment.** Upon motion duly made and seconded, the Board adjourned the meeting by unanimous vote.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs