

# Nineteenth Fairway Townhouse Condominium Association, Inc.

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## Board of Directors Meeting

August 26, 2019

A meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Friday, August 26, 2019 at 4 p.m. in Unit 9.

1. **Call to Order**. The meeting was called to order at 4:10 pm.
2. **Roll Call/Establish Quorum**. Directors in attendance were Kara Robinson, Kari Mohr, Rochelle Grove, Leigh Hatfield and Jim Sheldon. Also in attendance were R.G. and Eileen Jacobs of Mountain Caretaker, Inc. Owners in attendance were Marc Hatfield, Unit 9; Joe Larkin, Unit 22; Alex Fuller, Unit 17; Amy Ducharme, Unit 4; Scott Mohr, Unit 20; Eric (last name?), Unit 21.
3. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the May 10, 2019 meeting were approved unanimously.
4. **Financial Report**. Management reported that as of 7/31/2019, expenses are tracking slightly under budget with revenue slightly over budget due to late fees. One unit is delinquent and has been turned over to the attorney for collection.

The reserve account needs to be closed and the funds moved over to Alpine Bank.

5. **Other Business**.
  - a) **Irrigation repairs**. The foundation repair project inevitably damaged a good part of the irrigation system. The association's landscape contractor was unable to make the repairs so management found another contractor, Evan DeMuth. Evan has been fitting these repairs in between his many other contracts so it has taken longer than usual. Some expressed concern about the length of time the areas have been left open, but management said that with so many contractors turning away work it's hard to find anyone else. Much of the time has been spent tracing lines and trying to get a handle on the system, tracing wires and lines.

It was noted that irrigation heads should not be located close to the building. RG noted that Evan has not created any new heads or areas for irrigation.

The Board would like to consider moving toward a Xeriscape to reduce water usage and

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intrusion.

- b) Cona Engineering Report. John Cona and RG Jacobs did a site inspection on August 13<sup>th</sup> and John's report is attached to these minutes. John is recommending gutters be reworked and/or installed to direct water away from the buildings.

John is supportive of a Xeriscape landscape plan and can help design a plan, but said the gutters and regrading of the buildings must be done first to achieve positive drainage from the slopes. A survey, including elevations must be done before an RFP can be developed for the regrading.

- c) Pool. Discussion was held regarding whether or not the pool should be removed and the area redeveloped for another purpose, or kept as a community amenity. Support for keeping the pool included having a neighborhood gathering spot and the ease of access for parents/kids living in the complex. Reasons cited for removing the pool included the EVPOA pool just up the road and the costs of maintaining the pool. Management will pull together numbers for annual operation of the pool, major maintenance per the reserve study, and get a ballpark estimate for removal. John suggested Aspen Foundations might give a price for demolition of the pool. These numbers, along with suggested options for repurposing the area will be sent to owners in the form of a survey. If a strong majority of owners indicate they would like to consider approval, legal counsel will be consulted to determine what kind of process would be needed to accomplish this while remaining in compliance with NFW's governing docs and state statutes.
- d) Funding. Looking at the reserve study and John Cona's ballpark estimates for the work he is recommending, NFW is going to need \$250,000 - \$300,000 in the next few years. Anticipated projects include, but are not limited to asphalt replacement, gutters/downspouts, regrading, pool improvements or removal, staining, balconies, etc. The Board discussed special assessments and/or a line of credit which would then be converted to a term loan to fund these needed capital improvements.

Upon motion duly made and seconded, the Board unanimously approved the gutter/downspout project as recommended by John Cona, at a cost not to exceed \$20,000.

Upon motion duly made and seconded, the Board unanimously approved a survey of the property coordinated by John Cona at a cost not to exceed \$2,000.

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Upon motion duly made and seconded, the Board unanimously approved hiring Cona Engineering to prepare an RFP for regrading the property and a second RFP for the asphalt replacement.

6. **Adjournment.** Upon motion duly made and seconded, the Board adjourned the meeting at 6:25 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

*Eileen Jacobs*

By: \_\_\_\_\_  
Eileen Jacobs