Columbia West Condominium

Annual 2021 HOA Meeting Agenda/Minutes
Date: July 27, 2021 4:00 PM

1) Roll Call
   Present: Teddy Errico, Shayne Marion, Brian Bailey, Anita Cody

2) Review of Meeting Minutes/Approval of the July 2020 meeting. Approved 3-0

3) Reserves and Financials
   a. Review of Reserves and Funding
   b. Funding Plan and confirmation for 2021 and 2022.

   (based on 2020 Dues0)
   Unit A: 53.69% $8,053.50
   Unit C: 38.26% $5,739.00
   Unit B: 8.06% $1,209.00
   (Teddy paid $885.00 already and balance for the year is $324.00)

   2022 HOA Dues will remain the same

   Reserve Funding for 2020-21 Fiscal Year of $3,000.00
   Ann and Andy's Annual Dues: 53.69% $1,610.07
   Justine and Shayne's Annual Dues: 38.26% $1,147.80
   Teddy's Annual Dues: 8.06% $241.80
   Motion approved unanimously for Additional 2021 Reserve funding of approximately $2.700 will be transferred from operating account.

   Motion Approved unanimously to fund $2,000 for 2022 reserve funding to be paid by January 31, 2022.

   c. Do we want to change to a more traditional January 1-December 30th Fiscal year in 2022? Motion Approved approved to change to January 1, 2022- December 2022 and keep that timeframe moving ahead. Each Unit owner will pay a 5 month share of HOA Dues to close out 2021 from August -December

4) San Juan Village HOA No updates

5) Website
   a. Not updated since we implemented in 2018. Teddy and Anita will figure out the website

6) Additional Business
    a. Shayne will stain/treat all ground level decking
    b. Roof snow removal will continue with Juju
    c. Shayne will continue to remove ground level snow and bill the HOA
    d. Motion Approved for Anita to hire
        i. Roof inspection and maintenance
        ii. Lint removal from dryer vents/piping
        iii. Power wash both buildings in Spring 2022

7) Set Next Meeting Date/Adjourn. Next meeting TBD.