

## MINUTES

2021 Gold Dust Crossing HOA – Member Meeting

August 4, 2021

### **Members Present:**

Stewart Seeligson, Mark Brender, Anneliese Riebel, Marie Gamweger, Marki Knopp, John Hemphill  
(Scott Chambers joined late)

### **Others Present:**

Mary McCready

1. John called the meeting to order at 11:00 AM MT and declared a Quorum.

2. Election of new officers:

Marie nominated Stewart as Secretary and Mark seconded. Stewart nominated John as Vice President and Marie seconded. Marie nominated Anneliese as President and Stewart seconded. All were unanimously approved with separate votes.

### **3. Minutes:**

A) Annaliese made motion to approve 2020 Minutes presented by John. Marie seconded and 2021 Minutes were unanimously approved.

B) John noted that Scott is looking for 2018 Minutes.

### **4. Budget / Financials:**

A) Mary presented 2021 Budget. Budget was revised to increase the amount to (i) \$5,000 to go into Reserves and (ii) \$18,000 for building alarm system with any remaining after alarm invoice payment to go into Reserves. John made motion to approve 2021 Budget as revised above. Marie seconded and 2021 Budget was unanimously approved as revised.

B) Mary will send out request for additional \$3,200 HOA dues and the special assessment for \$18,000.

### **5. Building Report**

A) Sherry Brieske was not present for Building Manager Report. It was decided we need to have a call with Sherry to discuss building and John will contact Sherry to determine when she is available.

B) Building siding was discussed since Sherry included it on a written report provided. Possibility that it may need to be replaced was discussed. Scott may have knowledge regarding the siding not needing to be replaced.

C) Elevator was discussed and its currently operating.

## **6. Old Business**

A) Scott still plans to discuss the Amended Restated Bylaws with the attorney who revised them for clarification regarding when damage occurs to a unit under specific circumstances.

B) Stewart provided a report on Penthouse remodel and he hopes it will be finished soon. Attention needed to the stairs was discussed and Stewart will have his Contractor make the covering more secure. Stewart said if any damage occurred due to remodeling contractors he would pay for repairs. Stewart will provide window details to board of directors for approval so he can order soon. Stewart will have his contractor contact Scott and John to discuss obtaining quote for window replacement.

C) Garbage was discussed and it continues to be an issue. Mary will call Bruin to change trash pick up to twice weekly. Stewart will contact owner to west to determine if we can work together for a location for garbage containers. We may be fined if we don't resolve the issue.

## **7. New Business**

A) The building alarm system needs repair and it was determined the cost will be will be approximately \$18,000. The Board of Directors has authority to approve once the repair or replacement details are determined.

B) Mary advised that she plans to retire by 12-31-21 and we will need to hire her replacement. All acknowledged Mary has always done a great job of taking care of us and will certainly be missed.

C). Discussion regarding windows and doors. It was stated that windows and doors are individual owner's responsibility.

D) Frequency of garbage collection was discussed as well as the impact of the placement of garbage bins in the future due to upcoming construction project on the vacant lot .

8. John made motion to adjourn meeting and Stewart seconded. Motion was approved unanimously and meeting was adjourned about 12:15 PM MT.

Stewart Seeligson  
Secretary