

DRAFT
WILLOWS CONDOMINIUM ASSOCIATION, PHASE I
ANNUAL MEMBERSHIP AND BUDGET MEETING
March 19th, 2024 @ 11 A.M (MDT)
Via Zoom

MINUTES

1. Roll call, determination of quorum and certification of proxies.

Members present:

Ed & Trudy Moore

Charles Glasier

Others Present:

Judi Balkind & Amanda Wells – HOA Managers

Ed Moore called the meeting to order at 11:02 A.M. (MDT).

2. Motion to approve/waive notice of meeting

Charles Glasier made a motion to approve notice of the meeting. Ed Moore seconded the motion. All in favor. Motion passes unanimously.

3. Reading and Approval of the Minutes of the September 12th, 2022, Membership Meeting

Ed Moore made a motion to approve the Minutes of the last meeting. Charles Glasier seconded the motion. All in favor. Motion passes unanimously.

4. Election of Officers:

a. Charles Glaser, Secretary/Treasurer – ***term expired***

b. Ed Moore, President – ***1 year remaining***

c. Jen DiFiore, Vice-President – ***term expired***

Note: Per the By-Laws, section 4.5; at the expiration of the term of each office of each representative Board Member, his successor and all Board members thereafter shall be elected to serve a term of three (3) years.

Ed Moore made a motion to keep the same slate of Officers & Board positions. Charles Glasier seconded the motion. All in favor. Motion passes unanimously.

5. Reports of Committees – N/A

6. Unfinished Business

a. Financial Statement Review FY 2022

Charles Glasier made a motion to approve the 2022 Financials as presented. Ed Moore seconded the motion. All in favor. Motion passes unanimously.

b. Financial Statement Review FY 2023

Charles Glasier made a motion to approve the 2023 Financials as presented. Ed Moore seconded the motion. All in favor. Motion passes unanimously.

b. Exterior staining – Obtain bid for Spring 2024

Judi will reach out for a bid from Southwest Finishes & Trace Fitch

7. New Business

a. Review + Approval of 2024 Budget & Dues:

Ed Moore made a motion to approve the 2024 Budget & Dues as presented with an increase in the monthly HOA Management Fee & an increase of \$3,000 for general maintenance. Made retroactive to the first of January. Charles Glasier seconded the motion. All in favor. Motion passes unanimously.

- Increase in insurance premiums – Discussion on State of insurance in Colorado
- Increase in water (5%) & sewer (20%)
- Costs for boiler repairs, fire suppression testing, general repairs

- b. Review – Damages and repairs to snow melt system and Unit owners Floors
 - Advance Hydronics: \$3,581.85 – Paid by Shaw Construction
 - Copper Mountain Roofing - \$1,440.00 – Paid by Shaw Construction
 - Estimates for repairs to wood floors to Units 2 and 3 and cleaning of rugs in Unit 2.
- c. IRS – Vote on rollover of funds (see attached motion) ed. Glasier.
- d. Capital Reserve Projects: Discussion
- e. Other:
 - Ed Moore stated to be proactive on Insurance policies***
 - Usage of common space – garage and closets
 - Ed Moore reminded that he has reviewed the Declarations & By-laws that any washing of cars on the premises is not allowed. Ed Moore also mentioned that the closets are in better shape-needs to stay this way for safety reasons.***
 - Discussion on Review of Declarations, by-laws, adopting governance policies

Next meeting date – late January 2025

8. Adjournment

Ed Moore made a motion to adjourn the meeting at 12:20 P.M (MDT).