

November 10, 2014
Apple Glen – Board of Directors Meeting
5:30pm - 826B Donegan Road

Meeting was called to order by Pamela Whittington at 5:30pm

Board Members Present:

Pamela Whittington, Gibb Kentz and Kim Doose

Minutes Approved:

The “amended” minutes of September 15th were reviewed. Kim Doose moved to approve the minutes. Gibb Kentz 2nd the motion. Motion carried

Financials:

The October 2014 financials were reviewed. Pamela Whittington stated the following:

- 1) All but two owners are current with HOA dues
- 2) Most large expenses for the year have been paid. We are confident at this time that there will be no monies used from the Reserve Fund for general operating/repair items for the rest of the year.

Irrigation and Landscape:

- 1) Pamela Whittington will discuss with Gopher Irrigation next spring the length of time the sprinklers are running. Some areas are getting too saturated.
- 2) Last week, Connie Foreman let Pam know that the ground is constantly wet near her French drain. The slope of the ground goes toward her front door. Connie also requested to check the gutters and French drain if they are properly flowing and not blocked by debris. Gibb Kentz stated before we dig up the French drain that we should reduce the water flow by shortening the sprinkler time and see if that solves the problem.
- 3) Pam stated that Trent Mahaffey wondered if there could be more dirt filled in next to his front living room window to prevent rain water from sporadically accumulating in his basement. Gibb Kentz stated the slope in the small orchard area in front of his house is steep enough that it is a natural drain route and would not be corrected with adding dirt on the surface. Gibb did make a suggestion that some basements have a layer of gravel added over the heavy plastic liner to prevent the water from standing visibly in the basement area.

Maintenance and Repairs:

- 1) The garage doors and trim have been painted for \$2,100.00 by homeowner, Trent Mahaffey. Trent brush painted the garage doors with two coats of paint.
- 2) Pamela Whittington has continued to do general scraping and painting on the bottom areas of townhomes that were peeling due to sprinkler systems and effects from the weather.
- 3) Concrete repairs have now been completed. The total cost of this project was \$6,500.

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2015 Projects Planned: ** There will be no Special Assessment required for the following 2 projects.

- 1) **Exterior Garage painting** – one bid has been received to date by Trent Mahaffey. The bid amount is \$3,840 and does NOT include cost of paint. Other bids will be obtained before final approval.
- 2) **Parking Lot** resurfacing / striping / repairs: in 2014 we received a bid from Summit Sweeping for \$4,100. This was the low bid between three companies. We are hoping Summit Sweeping will be close to this amount to do all repairs in 2015. If they are not close to the \$4,100 amount we will again ask for three bids for this project.

Old Business: there was no old business to discuss

New Business:

- 1) The board members agreed to have a yearend letter sent to all owners that summarizes the repairs/maintenance etc. completed for 2014, as well as the projects planned for 2015.
- 2) Kim Doose asked that the City of Glenwood be contacted to plow Red Valley Drive so we don't incur that expense from Gopher Irrigation. Pamela Whittington will ask Lindsay to contact them.
- 3) Kim Doose asked if we could move the June Annual Meeting location to a better facility. The table's and sitting area at Glenwood Suites do not allow the opportunity for an open discussion. Pamela Whittington will ask Lindsay to book a two-hour time slot there.
- 4) Pamela Whittington asked if it would be reasonable for the HOA to purchase a leaf blower that can blow extra leaves in the fall to save money, and also be used to blow the pebbles off the driveways after the winter season to preserve the asphalt. Gibb Kentz stated he has access to a leaf blower and we could use that when needed.
- 5) The board members agreed to have the next BOD meeting in March of 2015. If any items of concern are presented before March then those items will be handled via email.

At 6:15pm Pamela Whittington motioned to adjourn the meeting. Gibb Kentz 2nd the motion.

Respectfully Submitted by
Pamela Whittington, President

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