

March 17, 2015  
Apple Glen – Board of Directors Meeting  
5:30pm - 826B Donegan Road

Meeting was called to order by Pamela Whittington at 5:37pm

Board Members Present:

Pamela Whittington, Gibb Kentz and Kim Doose

Minutes Approved:

The minutes of November 10<sup>th</sup> were reviewed. Kim Doose noted one spelling correction needed. Gibb Kentz moved to approve the minutes after correction was made. Kim Doose 2<sup>nd</sup> the motion. Motion carried

Financials:

The February 2015 financials were reviewed.

- 1) Pamela Whittington provided an updated spread sheet showing expenses January thru December from 2012 to present. This helps us monitor our major expense areas (repairs/maintenance, painting, roof repairs, landscape, irrigation repairs, snow removal, management fees, insurance and trash)
- 2) Taxes were prepared and signed by Pam on March 5, 2015
- 3) With minimum snow fall there has only been \$696.00 paid for snowplowing & shoveling
- 4) Operating cash is \$5,939.46 and Reserve Account balance is \$54,926.40

Reserve Study Reviewed:

- 1) Pamela Whittington presented the 2013 Reserve Study that was provided by Silver Mountain Properties, and an updated Reserve Study for 2015 that Pam and Lindsay adjusted.
- 2) With the current quotes for the parking lot repairs etc. the Reserve Study needs to be adjusted from \$4,100 to \$7,000 for 2015 project to be completed.
- 3) Gibb noted the reserve contributions on the spread sheet showed by 2028 the HOA will have a negative balance.
  - a) The painting of 2 4-plex buildings are planned for 2018, 2020 and 2022 at \$25,000 each year for 2 buildings.
  - b) The garage roofs may possibly be repaired in 2023 estimating \$10,000.
  - c) The building roofs may possibly need re-shingled starting in 2026 at \$25,000 for 2 buildings with 2 more completed in 2028, and the last 2 completed in 2030.

# Apple Glen – Board of Directors Meeting

March 17, 2015 (continued)

## 2015 Maintenance Plan (continued) 2015 Maintenance Plan:

- 1) Gibb Kentz stated that with the mild winter we would not need to have the roofs and gutters checked for repairs.
- 2) Apple trees had the limbs cut that were infected with fire blight on March 5<sup>th</sup> for \$1,070. This had to be done before the tree began to bud to prevent spreading the disease.
- 3) There are 2 pine trees needing fertilized, and that will be done in the Spring for \$75.00 total.
- 4) There are 3 pine trees with bugs that eat the top of the trees each spring and dwarf their growth. The board members agreed to revisit this in the Fall when the treatment is suggested to be done.
  
- 5) Irrigation – Pam Whittington stated she is meeting with Tim Cota of Gopher Irrigation this Friday to review how long to run the sprinklers, what time of night to begin sprinklers, consider replacing sprinkler heads on zone 1 and 24 where they have the worst problem clogging up and costing us more labor to take care of. The newer sprinkler heads cost \$100 plus labor to install. Pam will also review water spraying on buildings, sidewalks and porch posts to prevent water damage.

## Parking Log Repairs:

- 1) Pamela Whittington stated that last year's bids received for parking lot repairs and re-oil was \$4,111 / \$5,780 / \$7,723. Due to further deterioration of the upper driveway, we have two of the initial three bids that were re-quoted in March that are now:
  - 1) \$7,479 (Summit Sweeping)
  - 2) \$8,273 (Lyons Construction)

## Garage Buildings Exterior Paint:

Pamela Whittington stated Trent Mahaffey quoted \$3,800 plus paint costs to complete all 6 garage building structures. It was decided by the board members to postpone this project due to the immediate need and concern of repairing the parking lots.

## Old Business:

There was none

## New Business:

- 1) The Annual Meeting time and place was discussed. The board members agreed to keep the meeting at the Glenwood Suites from 4pm to 6pm.

Next Meetings: May 19<sup>th</sup> and October 6<sup>th</sup> / Annual Meeting – June 7<sup>th</sup> at 4pm to 6pm

At 6:35pm Pamela Whittington motioned to adjourn the meeting. Kim Doose 2<sup>nd</sup> the motion.

Respectfully Submitted by  
Pamela Whittington, President

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BRAY REALTY: Lindsay Jewell (970) 625-4555 Cell: (970) 930-2036  
426 Railroad Avenue Rifle, Colorado 81650