

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

May 18 2015 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, May 18, 2015. Meeting was called to order at 7:00 pm.

ROLL CALL

Mike Leewaye, President
Rosemarie Hall-Heyduk, Vice President
Pat Beatty, Secretary/Treasurer
Kerry Cantrell- Z&R Property Management

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about recent water intrusion issues, gutter and drainage work and landscaping.

PREVIOUS MINUTES

- Minutes from April 2015 meeting were reviewed and approved. (M- Leewaye, 2nd-Beatty, passed)

COMMITTEE REPORTS

- Ms. Hall-Heyduk reported on an upcoming neighborhood watch meeting and presentation, and Ms. Suttles reported on various upcoming activities such as book club, movie night, etc.

FINANCE REPORT

Mr. Cantrell reviewed the financials for April 2015. The Association ended the month of April with total assets being \$191,439. The balance consisted of a total of \$132,790 in the Cash Operating Account, in Reserves \$51,426 and Accounts Receivable at \$8,122. The prepaid dues were \$14,629. On the Budget Comparison the Association is \$33,883 under budget for the year in operating expenses. The Reserve allocation for April was made.

MANAGER'S REPORT

- Mr. Cantrell presented the Legal Collections update, the work order report, and the YTD general ledger.

NEW BUSINESS

- The Board reviewed and discussed an engineer's report on 4275-F due to water coming up through the garage floor, as well as a proposal for repairs. The unit owner requested to obtain further information from the contractor prior to proceeding, but the Board approved the proposal (m-Leewaye, 2nd-Beatty, passed.)

UNFINISHED BUSINESS

- The Board reviewed and discussed a letter from the HOA's attorney firm to the City of Colorado Springs regarding the rain runoff on Star Ranch Road that intrudes into the property. This is the second letter to the City regarding this and the HOA has received no response from the City. The Board directed Mr. Cantrell to inquire of the attorney what the next step would be and report to them.

The letters and other correspondence was reviewed and discussed.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 8pm. The next meeting will be June 15, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,
Kerry Cantrell
Property Manager