

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

February 16, 2016 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, February 15, 2016. Meeting was called to order at 7:00 pm.

ROLL CALL

Rosemarie Hall-Heyduk, President

Doc Harris, Vice President

Kerry Cantrell- Z&R Property Management

Excused absence: Pat Beatty, Secretary/Treasurer

HOMEOWNERS FORUM

- Two residents were in attendance. There were no concerns or questions raised.

PREVIOUS MINUTES

- Minutes from January 2016 meeting were reviewed and approved with one correction. (M- Hall-Heyduk, 2nd-Harris, passed)

COMMITTEE REPORTS

- None

FINANCE REPORT

Mr. Cantrell reviewed the financials for January 2016. The Association ended the month of January with total assets being \$157,165. The balance consisted of a total of \$64,869 in the Cash Operating Account, in Reserves \$87,004 and Accounts Receivable at \$6,191. The prepaid dues were \$12,398. On the Budget Comparison the Association is \$10,826 under budget for the year in operating expenses. The Reserve allocation for January 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 the 2016 tree care proposal from Front Range Arborists. Move to accept- Harris, 2nd-Hall-Heyduk, passed.
- The Board reviewed and discussed a proposal to remove several dead or declining trees and perform deadwood pruning as part of a proposal from FRA in conjunction with a cost-sharing program with the Colorado Springs Fire Department for fire mitigation. The FD would pay 50% of the cost. (M- Hall-Heyduk, 2nd- Harris, passed.)
- The Board informed Mr. Cantrell that there is a roof leak in the clubhouse, and that the sauna is malfunctioning. He will arrange for repairs of both issues.
- The Board informed those present that going forward, Board meetings would be held on the same day of the month, but at 3pm, at a cost savings to the HOA in management fees. A notice was also mailed out to all owners and tenants.

UNFINISHED BUSINESS

- None. The letters and other correspondence was reviewed and discussed.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 7:40 pm. The next meeting will be March 21, 2016, at the Association Clubhouse at 3pm.

Respectfully submitted,
Kerry Cantrell, Property Manager