

**The Shores Association 1, Inc.**  
**Board of Directors Meeting Minutes**  
**March 12, 2019**

Board Members present: Sandy Floyd, Jill Kaye, Dan Moler, Ray Hoffman, Overton Spence and Lisa Shaw.

Board Members absent and excused: Cole Tjepkes

Roberta Selig from Weststar Management and Manny Enderle, on-site Maintenance Supervisor were also in attendance.

The regular meeting was called to order at 6:01 p.m. by Sandy Floyd. Quorum of the Board was established. Sandy Floyd introduced the Board members present and announced the new Director positions for 2019.

**Clubhouse Update** – Jennifer Kronebusch with Property Solutions Team was present to update the Board and homeowners present on the clubhouse renovation progress. Jennifer anticipates the clubhouse being completed by Memorial weekend.

**Meeting Minutes:** A motion and second was made to approve the January 8, 2019 and February 26, 2019 meeting minutes as presented. The motion passed unanimously.

**President's Report:** Sandy Floyd discussed the Association's Insurance and Maintenance responsibility chart. Sandy noted the information in the chart was taken directly out of the Association's governing documents that have been in place for many years.

**Review of Current Financials:** Jill Kaye presented the financial report for the period ending February 28, 2019. Jill noted that a new Reserve account was opened to separate the insurance claim funds from the regular Reserve account.

**Unfinished Business:**

- a. **Revised Carpentry Proposal – Homestead Painting.** A motion by Dan Moler and second by Jill Kaye was made to approve the proposal from Homestead Painting for the carpentry work at 2780-2788 S. Kenton Ct. in the amount of \$1,094.00. The motion passed unanimously.
- b. **Page Specialty Proposal to Replace the Mailbox Unit on Kenton Ct.** – A motion by Jill Kaye and second by Ray Hoffman was made to approve the older mailbox unit on Kenton Ct. by Page Specialty in the amount of \$1,715.19. The motion passed unanimously.
- c. **Solar Panel Policy and Maintenance Indemnity Agreement Policy Proposal** – Orten, Cavanagh & Holmes - A motion by Jill Kaye and second by Dan Moler was made to approve Orten, Cavanagh's proposal to draft a Solar Panel and Maintenance Indemnity Agreement in the amount of \$450.00. The motion passed unanimously.

- d. **Additional Items from the Board:** No additional items were brought forth for discussion.

**New Business:**

- a. **Ratification of Unanimous Board Email Votes:**
  - 1. A motion and second was made to ratify the unanimous Board email vote to approve the proposal from MDS Roofing for a roof coating at 2869-2873 S. Lansing Way in the amount of \$17,481.60. The motion passed unanimously.
  - 2. A motion and second was made to ratify the unanimous Board email vote to approve the replacement of the 12-Unit Mailbox near 2772 S. Lansing Way in the amount of \$1,547.80. The motion passed unanimously.
  - 3. A motion and second was made to approve the retainer agreement with Hansen Law Firm in the amount of \$1,300.00. The motion passed unanimously.
- b. **MDS Roofing Proposal for Repairs at 2832 S. Lansing Way** – A motion and second was made to approve the roof repair proposal for 2832 S. Lansing Way in the amount of \$2,784.00. The motion passed unanimously.
- c. **GoDirect Plumbing and Sewer Proposal to Scope Sewer Lines on Linvale and Kenton Ct.** – Discussion was held regarding the proposal to scope the sewer lines on Linvale and Kenton Ct. The Board would like a revised proposal to include scoping the entire community. This item is tabled pending additional information.
- d. **Mountain High SavATree Proposal for Tree Trimming** – This item has been tabled pending a site visit and additional information.
- e. **2019 Landscape Maintenance Bids** – The Board was presented with three (3) bids from Keesen, Environmental Designs and Escobar Lawn Services, LLC. A motion and second was made to accept Escobar Lawn Services, LLC Proposal in the amount of \$59,980.00. The motion passed unanimously.

**Homeowner Open Forum**

15 Homeowners were present and items brought forth for discussion were: Communications, the Association’s Facebook Business page, maintenance and insurance responsibility chart, mailbox replacements, rats, snow removal and the upcoming paint phase. Dan Moler noted that he has created a paint schedule and all units will be painted by 2023.

**Adjournment:** There being no other business to come before the Board, the meeting was adjourned at 8:03 p.m.