

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, January 15, 2019 @ 6:00 P.M.**

**Colorado Management Specialists Conference Room A-120**

**A. Meeting was called to order at 6:06 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Lidia Saniuk, Dino Lanius, Lisa Reiswig
2. Also present: Yakov; Shawn Burbach, Maureen Wade, CAM

**B. Homeowners Forum**

There was no homeowner input; Lidia did relay a concern from an owner about change in management.

**C. Committee Reports**

1. Parking committee - Becky Wilde (unit 18) parking write up provided to board who will review and approve.
2. Landscaping committee – TPT provided a quote for 2019 landscape – correction to the 2018 reference in his dates.
3. Design Review committee – There are no applications.

**D. Minutes**

1. The December 17, 2018 minutes were reviewed and approved. Move to accept the minutes Nancy Morris; Lidia Saniuk seconded.
2. The next board meeting will be 2/19/19 @5:45 p.m.

**E. Financial Report**

1. December 2018 financial report - Reviewed – MOTION: Nancy Morris; SECOND: Ross Vanvoorhees.

**F. Unfinished Business**

- Website discussion – reviewed the possibility of Associationonline.com or another source that Ross will investigate.
- Data Protection Policy –Approved and Executed.
- Parking Committee – Need to recruit resident(s) willing to hand out parking tickets.

- Directory sign – When the signs are done, would like to re do the map to one page. No action at this time.
- Community Lighting Discussion- Catalogs were given to Ed to review; Board will need to review further. No action at this time.
- Drainage Solutions- This will be addressed when there is a walkthrough with Heritage. No action at this time.
- CMS pursued the correction of the warranty address and was advised that another attempt was sent to the manufacturer.
- Progress on Determining Rental units – Ross will provide the binder to CMS.
- Next Newsletter will be mailed out.

#### **G. New Business**

- Surveillance camera for observation of common area or mail kiosk-No action at this time.
- Roofing over mailboxes will be investigated.
- Ice Melt Containers – Yakov will be putting containers at stairways.
- TPT Start Sanding After Snow Removal – This needs to be conveyed to TPT again (Ross).
- Mutual of Omaha – letters to owners with final registration information going out 1/16/19.
- One Page Community Map – Ross will pursue getting this accomplished.
- Courtesy letters will be sent out regarding unattended dogs outside of the patio; patio gates need to be closed; the common area directly outside the gate is not for personal use – not to be used as a dog run; CMS will send a copy of their courtesy letter format to Board.
- Nancy will discuss implementing a garage door provision into the governing documents.
- CMS has begun working with Winzenburg, Leff, Purvis and Payne.
- Monthly payables are organized.
- Reconciling of owner ledgers will be ongoing through out the month.
- Operating account signature card-Board will review the bank documents.
- Alpine Trash – Meeting set up for Thursday the 17<sup>th</sup> with representative.
- Homeowner hearings will not be scheduled unless requested by the offending owner.

#### **H. Meeting adjourned 7:45.**

#### **I. Executive Session**

1. The board reviewed collection accounts and invoices for mid-month check run
2. Parking and towing tickets were reviewed.
3. Board positions: Ross – President; Dino – Member at Large; Nancy – Secretary; Lidia – Treasurer; Lisa - Vice President

DATE APPROVED \_\_\_\_\_

**YOSEMITE VILLAGE  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Tuesday, February 19, 2019 @ 6:00 P.M.**

**Colorado Management Specialists Conference Room A-120**

**A. Meeting was called to order at 6:06 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lisa Reiswig
2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum**

No owners were in attendance at this meeting.

**C. Committee Reports**

1. Parking committee - Lisa will be addressing parking related items
2. Landscaping committee – No report at this meeting.
3. Design Review committee – Lisa will check with rules to see if anything addresses doors; ARC form will be reviewed and revamped.

**D. Minutes**

1. January, 2019 Minutes and financial report will be approved at the March meeting.
2. Next meeting March 19, 2019 at 5:45.

**E. Financial Report**

1. January, 2019 financial report – will be approved at the March meeting.

**MOTION:** Ross **SECOND:** Nancy

1. Transfer from operating to reserve - \$10,250.00
2. Transfer from operating to Roofing - \$ 1,083.00

**F. Unfinished Business**

- Directory signs – Cost is \$1,000 each – **MOTION:** Nancy; **SECOND:** Lisa to approve moving forward and authorizing Ross to obtain two signs.
- Website Update – Sean has updated material on the website; **MOTION:** Lisa to create association online Yosemite website information/transfer of documents. **SECOND:**

- Resident Handbook – Lisa will do the updates

#### **G. New Business**

- Email problems- Daniel Herlihy has resolved email problems; board now has unlimited emails.
- 2018 water problems- Ross investigated the higher water usage and identified the areas that were the cause which has been addressed so that they will not reoccur in 2019. Watering common areas 3 times per week instead of 2 times per week. Increasing the pressure configuration of the landscape watering system.
- Insurance Billings payments- Insurance invoices are paid
- Updated handbook – A welcome letter will be included in the handbook. Owners will be advised that they will be provided a copy of the handbook when a request is made.
- Bank Signature Card
- Remind residents that the trash pick up days may differ with holidays and snow. A new Alpine waste calendar will be emailed to the board
- The Maxx Towing contract was approved. Towing will occur with approval only.
- Rules and regs will be loaded onto association online website when new rules are complete.
- Notice of board meetings to be email blasted out to owners the Sunday before meeting –Unit 31 – Request for schedule for repair of patio fences; will advise owner that the board will be reviewing and prioritizing needed fence repairs in the Spring; HOA is not responsible to replace the balcony

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

BOARD ACTION OUTSIDE OF MEETING:

The board denied a settlement offer for a current collection that is less than the full amount. **MOTION:** Ross; **SECOND:** Lisa.

DATE APPROVED \_\_\_\_\_

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, March 19, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-120**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Lidia Saniuk	Treasurer	2021
Dino Lainus	At Large	2020
Lisa Reiswig	Vice President	2019

**GUEST: Justin Long** - Justin attended the meeting to discuss the common area outside of his unit and the request to remove the fencing installed on the South side of unit. The Board explained that the common area is managed by the Board and is not for the personal use of owners. Mr. Long agreed to remove the fence and the Board agreed to have a lock put on Mr. Long's gate for added security.

**A. Meeting was called to order at 5:50 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lisa Burbach; Lidia Saniuk

2. Also present: Yakov Skhisov, Maureen Wade, CAM

Board meeting minutes will be put in the community kiosk.

**B. Homeowners Forum/Owners in attendance**

Shawn Burbach was in attendance.

Lidia reported on behalf of her neighbor that there are 10 wooden posts that have been hit and are bent. Also, request to remind TPT about the garden (reported by #51) when plowing.

Nancy will draft a letter to owners reminding them they cannot get on the roofs of the units.

**C. Committee Reports**

1. Parking committee - Lisa provided an updated parking violation form which will be provided to a resident who has offered to post tickets on violators.

2. Landscaping committee – No report

3. Design Review committee – Lisa updated the DRC form. **MOTION:** Nancy to approve adoption of new DRC form with the adding of patio surface modification as a selection to be approved. **SECOND:** Lidia.

#### **D. Minutes**

1. January and February, 2019 Minutes were approved with the name change of Reiswig. Burbach will be used from this point on. **MOTION:** Nancy, **SECOND:** Lisa.

2. Next meeting April 16, 2019 at 5:45.

#### **E. Financial Report**

1. February, 2019 financial report approved by **MOTION:** Ross; **SECOND:** Nancy.

#### **F. Unfinished Business**

1. Directory signs – The board agreed to go with Signs by Tomorrow to create the signage. **MOTION:** Nancy; **SECOND:** Ross.
2. Association Online Website: Documents from the Yosemite website will be moved to associationonline.com.
3. Bank signature card is tabled until next meeting.
4. TPT Landscape contract renewal discussion reflects a 7% increase. Ross will try to negotiate a 5% increase. Concerns over performance of a few issues this past season were discussed.
5. Sign light repair is complete.
6. CMS will execute the Maxx Towing Contract.
7. CMS will try to negotiate the Alpine Waste increase of 7%.

#### **G. New Business**

1. Owners can email their comments to the Board or CMS be represented in the owner forum of meetings.
2. A thank you note will be sent to an owner who expressed appreciation to the board.
3. Security Cameras – Tabled
4. Xenia Street development – there are ongoing communications between the HOA and developer.
5. CMS will pursue information on a dog waste company for a one time pick up.
6. Yosemite Village phone log was provided.

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

BOARD ACTION OUTSIDE OF MEETING: None.

The board agreed to provide an extension for March for a past due account. No further extensions will be granted.

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, April 16, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Lidia Saniuk	Treasurer	2021
Dino Lainus	At Large	2020
Lisa Reiswig	Vice President	2019

Homeowners present: Yakov Skhisov; Sean Hoffman (Unit 52) Michael Gioeni (Unit 21)

**A. Meeting was called to order at 6:00 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lisa Burbach; Lidia Saniuk

2. Also present: Yakov Skhisov, Maureen Wade, CAM

Board meeting minutes will be put in the community kiosk.

**B. Homeowners Forum/Owners in attendance**

1. Sean expressed interest in the approval process for renovations, skylights, windows, etc. Question of workmanship guarantee for any new flashing, box built around existing curb; installation of curb mounted skylights on the box, new flashing to cover the box. Storm door approved colors are Brown, Black or dark Bronze.

2. Michael shared with the board that his electrical panel will need replacement; inquired about parking for additional vehicle. Board advised that parking is in the garage and right in front of the door. GP space can be used with a parking permit allowing parking overnight but cannot leave car parked there all day. Michael will follow up with the Parking Committee.

**C. Committee Reports**

1. Parking Committee will communicate with owner who has offered to participate in the issuance of tickets.
2. Landscape- The TPT contract was reviewed and updated by Kim Porter.
3. Design Review Impending application from #52

#### **D. Minutes**

1. The March 19, 2019 minutes were reviewed. **MOTION:** Nancy Morris; **SECOND:** Lisa Burbach  
Motion carried.

2. Next meeting May 21, 2019 at 5:45.

#### **E. Financial Report**

1. March, 2019 – Reviewed and approved. **MOTION:** Nancy Morris; **SECOND** Ross Vanvorhees.  
Motion carried.

1. Bank Signature Card- Lidia and Ross will execute the bank signature card effective the May meeting

#### **F. Unfinished Business**

1. Alpine Waste Increase- CMS was able to reduce the increase from 7% to 5%.
2. Finalization of 2019 landscape contract- Ross negotiated increase from 7 to 5%. Ross will execute.

#### **G. New Business**

1. Unit 68 – request for removal three bushes – approved and will be addressed by Ross.
2. #51 – dog waste letter; and that the dog did have an altercation and attacked another dog requiring medical care.
3. Dog Waste Proposals provided by CMS. Poop 911 quoted price for one time clean up: \$255.00. Pet Scoop quoted price for one time clean up: \$105.00. **MOTION:** Nancy to accept bid from Pet Scoop for one time clean up of dog waste. **SECOND:** Lidia...CMS will execute the Pet Scoop proposal. Motion carried.
4. Heritage roofing will be reviewing the roofs to determine how many roofs get replaced.
5. Current work orders were reviewed; CMS provided a tracking log.
6. Latch on Ross' gate – work order will be issued.
7. Working capital per the documents are being investigated. CMS will open a working capital account.
8. Dumpster for clean up weekend in June. Lisa will be investigating another option.

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

BOARD ACTION OUTSIDE OF MEETING: There was no board action outside of board meetings.

The board reviewed collection accounts. Transition collections have improved.



**YOSEMITE VILLAGE  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Tuesday, May 21, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Lidia Saniuk	Treasurer	2021
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019

Homeowners present: Yakov Skhisov

**A. Meeting was called to order at 6:00 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lidia Saniuk
2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum/Owners in attendance**

There were no homeowners in attendance at this meeting.

**C. Committee Reports**

1. Parking Committee- Lisa is updating parking spread sheet. Parking notice will be sent out about resuming parking regulations that were relaxed due to sidewalk repairs on East side of Alton Street.  
Clarification of parking passes designating a second vehicle: **MOTION:** Nancy Morris to change the GP to XP and on the parking signs, **SECOND:** Lidia Saniuk. Motion carried.  
**MOTION:** Nancy Morris to amend the current parking regulations to change double parking to double parking/hazard parking – meaning you must park within 4 feet of your garage door.  
**SECOND:** Lidia Saniuk. Motion carried.
2. Landscaping Committee-Ross met with TPT landscape and performed an in-depth walk through of the community. The items identified include: Weeding; Mulch; 2 signs will be built; Tear down Mississippi kiosk; Bid on mailbox roof; Drain by 68 garage.
3. Design Review Committee: **MOTION:** Nancy Morris to accept Lisa Burbach's proposal for skylight replacement (Unit 67);**SECOND:** Ross Vanvoorhees. Motion carried.

#### **D. Minutes**

1. The April 16, 2019 minutes were reviewed. **MOTION:** Nancy Morris; **SECOND:** Ross Vanvoorhees. Motion carried.

2. Next meeting June 18, 2019 at 5:45.

#### **E. Financial Report**

1. Review and approval of the April, 2019 financials. **MOTION:** Nancy Morris; **SECOND:** Lidia Saniuk. Motion carried.

Ross will contact the accountant for the audit

#### **F. Unfinished Business**

1. Garage Roof spreadsheet for roof replacement was reviewed by the Board. Heritage Roofing and the board have selected 6 building roofs and 6 garage roofs for replacement.

#### **G. New Business**

1. Unit #68 – Request for removal three bushes. Approved and will be addressed by Ross.
2. Unit #51 – Dog waste letter to owner will also include that the dog did have an altercation and attacked another dog requiring medical care.
3. Dog Waste Proposals provided by CMS. Poop 911 quoted price for one time clean up: \$255.00. Pet Scoop quoted price for one time clean up: \$105.00. **MOTION:** Nancy to accept bid from Pet Scoop for one time clean up of dog waste. **SECOND:** Lidia...CMS will execute the Pet Scoop proposal. Motion carried.
4. Heritage roofing will be reviewing the roofs to determine how many roofs get replaced.
5. Current work orders were reviewed; CMS provided a tracking log.
6. Unit #56 – Work order to be issued to repair latch on gate.
7. Working capital collected at closing per the documents is being investigated. CMS will open a working capital account.

Dumpster for clean-up weekend in June. Lisa will be investigating another option

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

**BOARD ACTION OUTSIDE OF MEETING:** There was no board action outside of board meetings.

The board reviewed collection accounts which continue to improve.

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, June 18, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019

Homeowners present: Yakov Skhisov

**A. Meeting was called to order at 6:00 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lidia Saniuk
2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum/Owners in attendance**

There were no homeowners in attendance at this meeting.

**C. Committee Reports**

1. Parking Committee- The board decided to eliminate GP Parking.  
**MOTION:** Nancy Morris GP to Visitor parking and one assigned parking. , **SECOND:** Lisa Burbach. Motion carried. There are 25 visitor spaces; 6 assigned to visitor and 1 assigned parking.
2. Landscaping Committee-Installation of 2 directory signs/paint all posts- Ross and TPT  
Tear down Mississipp mailbox kiosk- TPT  
Cover openings on Meadow mailbox kiosk – TPT  
#39 – plateau work – Ross and Justin  
Management of TPT discussion related to more services in contract  
Notification to owners who’s trees in courtyard area need to be removed.  
Meadow near garage #68- TPT  
Removal of dead limbs from trees - \$1,500 quote; Ross will verify insurance.  
Pruning of Bushes – TPT  
Adding drain pipes – 2@Bldg 1215; 1 by #58; 1 by #81; one by garage. **MOTION:** Lisa Burbach to approve adding drain pipes; **SECOND:** Nancy Morris. Motion carried.  
Clean out drain pipe by Bldg. 1131 – TPT  
Bid on mailbox roof and mulch in selected areas - TPT  
Owner contact with contractors/leaving branches on property – this will be put into the next newsletter

3. Design Review Committee: **MOTION:** Nancy Morris to accept DRC requests for Units #46 and #80; **SECOND:** Lidia Saniuk. Motion carried.

#### **D. Minutes**

1. The May, 2019 minutes were reviewed. **MOTION:** Nancy Morris approved with correction; **SECOND:** Lisa Burbach. Motion carried.
2. Next meeting July 16, 2019 at 5:45.

#### **E. Financial Report**

1. Review and approval of the May, 2019 financials. **MOTION:** Nancy Morris; **SECOND:** Lidia Saniuk. Motion carried. \$3,650.75 has been collected on past dues.

Ross requested separate reports for all credits on accounts, and all amounts due.

#### **F. Unfinished Business**

1. Dumpster Days – 2019 went well; There was a savings over 2018 costs.
2. Status of 2018 Financial audit – Ross will contact auditor again.
3. Status of websites – Both websites are performing well.

#### **G. New Business**

1. Building numbers for buildings – The board continues discussions on this and will do a walk around.
2. Email to homeowners – dogs need to be on leashes in community. Lidia will provide email blast information.
3. Vendors having proper insurance – If TPT is approved to do tree trimming work, his insurance will need to be verified.
4. Heritage Roofing raised concerns about vendors going on roofs; Board reviewed the roofing contract change and increase in pricing caused by the manufacturer requirements. Board will continue discussions about next steps.
5. Lighting concern voiced by resident. Board will investigate options to provide more lighting.
6. Fence replacement request for resident; work order will be issued.
7. Bid proposal – TPT – To be determined.
8. Request for approval to purchase plants for front entrance. **MOTION:** Approved up to \$100.00 by Ross Vanvoorhees; **SECOND:** Lisa Burbach. Motion carried.
9. Current work orders were reviewed; CMS provided a tracking log.

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

**BOARD ACTION OUTSIDE OF MEETING:** There was no board action outside of board meetings.

The board reviewed collection accounts which continue to improve.

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, July 16, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019
George Smyser	Treasurer	2021

Homeowners present: Yakov Skhisov, Mike Gioeni, Justin Long, Sean & Rebecca Hoffman, Gulnara LaFrance, Lida Saniuk, Robert Przybylski

**A. Meeting was called to order at 5:50 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, George Smyser

**B. Homeowners Forum/Owners in attendance**

Homeowners present: Yakov Skhisov, Mike Gioeni, Justin Long, Sean & Rebecca Hoffman, Gulnara LaFrance, Lida Saniuk, Robert & Linda Przybylski.

**C. Committee Reports**

**1. Parking Committee**

Parking must be no further out from garage door than 5'; No double parking is allowed; General Parking spaces will be reduced from 7 to 3 which gives 4 more visitor parking spaces; Electronic Parking Tickets will be used. **MOTION:** Nancy Morris, **SECOND:** Dino Lanius. Motion carried.

**2. Landscaping Committee**

#39- Justin Long requests to change out xeriscape and put in mulch & bushes. Advised to talk to TBT.

3 trees to be removed near #17; meadow and #68 garage.

Confirm TPT has proper insurance to remove large trees.

#55 & #81 – Drains will be installed.

**3. Design Review Committee:**

#### **D. Minutes**

1. Review and approval of the June, 2019 minutes. **MOTION:** Nancy Morris; **SECOND:** Dino Lanius. Motion carried.
2. Next meeting August 20, 2019 at 5:45.

#### **E. Financial Report**

1. Review and approval of the June 2019 financials. **MOTION:** Ross Vanvoorhees; **SECOND:** Nancy Morris & Dino Lanius. Motion carried.
1. Money received from homeowners \$33,500
2. All checks presented were paid.
3. Transfers were made to reserve account.

#### **F. Unfinished Business**

1. Implement building numbers: This process will be started with installing building numbers on gates. Approval by **MOTION:** Nancy Morris; **SECOND:** Ross Vanvoorhees. Motion carried.

#### **G. New Business**

1. Acceptance of board resignation: The board accepted Lidia Saniuk's resignation. Approval by **MOTION:** Nancy Morris. **SECOND:** Ross Vanvoorhees. Motion carried.
2. Appointment to the Board: George Smyser was appointed to the board to fill a vacant position until November 2021. Approved by **MOTION:** Ross Vanvoorhees, **SECOND:** Nancy Morris. Motion carried.

#### **H. Meeting adjourned 7:30.**

#### **I. Executive Session**

**BOARD ACTION OUTSIDE OF MEETING:** There was no board action outside of board meetings

**YOSEMITE VILLAGE  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Tuesday August 20, 2019@ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019
George Smyser	Treasurer	2021

**A. Meeting was called to order at 5:50 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, George Smyser

**B. Homeowners Forum/Owners in attendance**

Homeowners present: Yakov Skhisov, Lidia Saniuk #86 – Grass dying; water pressure in the area brought to the Board’s attention will be investigated; Meadow issue re: dogs; Kelly Lyons– Unit #71- Two dead trees – Meadow issue re: dogs; Linda and Robert Przybyiski – Unit #87- Question about lighting budget; roofing; input on Meadow issue re: dogs; Lauren Ishida #85 – input on Meadow issue re: dogs

**C. Committee Reports**

1. **Parking:** Paper and Electronic tickets are used to enforce vehicle infractions.
2. **Landscape Committee:** 1171- Good improvement around this building. Tree service being investigated for tree removals
3. **Design Review Committee:** New lights on garages-Lighting- Problems with the technician on installing lighting. A replacement technician is taking over the issue.

Mail box roof- Considerations will be made for a new roof

#83 – approval of the request to install skylight. Contractor needs to notify us so that Yakov can be present.

**D. MINUTES**

The July, 2019 minutes were reviewed and approved. **MOTION:** Nancy Morris; **SECOND:** Ross Vanvoorhees. Motion carried. The next board meeting will be September 17, 2019 @5:45 p.m.

## **E. Financial Report**

1. Review and acceptance of the July, 2019 financials. **MOTION:** Ross Vanvoorhes **SECOND:** Nancy Morris. CMS will investigate a variance in budget vs income.
2. Acceptance of the previous month's financials refers to the following four inquiries:
  - a. The board reviewed the financials for overall reasonableness.
  - b. The income is what is expected for the month.
  - c. The obligations for the month were met.
  - d. The transfers were completed to the reserve accounts.
3. Audit: Beichle and Associates has provided a proposal for the Audit and Tax Return in the amount of \$1,800.00. **Proposal Approval: MOTION :** George Smyser, **SECOND:** Dino Lanius. Motion carried.

## **F. UNFINISHED BUSINESS**

1. Building numbers on buildings- Deferred
2. Roofing project- IRS Roofing is taking over the completion for the roofing. All remaining roofs will be new.
3. Garage for building 1161- #33 – ground behind the garage will be evaluated for allowing for water to slope down.
4. Newsletter – Lidia has topics to draft items for CMS to finalize.

#71 – paint trim around garage

#98 - Downspout issue is fixed; ground is lumpy but stable; we do not see an issue and don't plan to modify it. The board does not recollect agreeing to do work on this common area.

Garage #23 – sidewalk next to garage holds water

## **G. NEW BUSINESS**

1. Phone Log reviewed
2. Homeowner Communications- streamline the contacts through email; phone and letter
3. Work order log-Yakov will send CMS a list of work orders that are complete.
4. Insurance Renewal- November. Agent with Assured Partners will be contacted to discuss renewal.
5. Resident handbook-Tabled for the September meeting
6. Parking policies discussed and needed changes made.
7. Email blast to owners about not talking to vendors

## **H. ADJOURNMENT**

Meeting adjourned at 7:30 p.m.

## **I. EXECUTIVE SESSION**

The board reviewed collection accounts; Board discussion of the topic of a designated dog run.



**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday September 17, 2019@ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019
George Smyser	Treasurer	2021

**A. Meeting was called to order at 5:50 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, George Smyser, Lisa Burbach.

**B. Homeowners Forum/Owners in attendance**

Ashley Bauer represented by Sean Rix- Custom window well installed by previous owner; there appears to be a grading issue; Ross Vanvoorhees advised that this roof will be replaced by new roofing company.

Heike Newman #14 -Dog run area – opinion that community garden area is not a good solution; requests that building numbers not be placed on gates; Question of follow up on TPT Landscaping; weed and debris left behind garage #10; #22 pile of branches left from last storm.

Kathleen Leahy- #22- question of flower bed maintenance- Information provided by Board that TPT does go into flower beds periodically for weeding.

Kelly #97 – in support of a dog run area but not in the community garden area.

Suzanne Lively #6 – dog run area input; her garage gets a lot of water due to the sidewalk grading;

Kelly Lyons #71 – A thank you to Yakov for her garage; community garden is not a good location for a dog run; update on her tankless water heater.

Lidia Saniuk - Question of how many times does a property walk occur; she walks and will send items she sees – TPT is using a large mower which is causing an issue; response request to her emails about two items; submitted a petition to have the meadow remain an off leash area. Would like to request to a response from the board in writing to her request #4.

Andra #80 – spoke in support of the dog run area

Suggestion and agreement that a committee for the consideration of a dog park.

### **C. Committee Reports**

1. **Parking:** No parking issues exist at this time.
2. **Landscape Committee:**

The board is seeking tree service bids – one contractor has not responded and the board continues to seek another tree contractor.

A landscaping sub committee will be activated for the pursuit of a dog park. Board member Lisa Burbach will be a member of this committee.

Garage #23 – sidewalk next to garage holds water- this will be forwarded to TPT for a Fall service request.

Landscaping in back of garage 33-36 – New considerations are under investigation along this strip.

### **D. MINUTES**

The August, 2019 minutes were reviewed and approved. **MOTION:** Nancy Morris; **SECOND:** Ross Vanvoorhees. Motion carried. The next board meeting will be October 15, 2019 @5:45 p.m.

### **E. FINANCIAL REPORTS**

Review and approval of the August, 2019 financials. **MOTION:** Ross Vanvoorhees. **SECOND:** Nancy Morris. Motion carried.

### **F. UNFINISHED BUSINESS**

1. Building numbers on buildings- ongoing discussions have been held; no decision has been made.
2. Roofing project- Roofing contract has been finalized. The coating method will be discontinued. **MOTION:** Lisa Burbach to accept IRS' roofing bid. **SECOND:** George Smyser. Discussion: First to be done will be 4 urgent roofs between now and end of the year. **MOTION CARRIED.**
3. Increase umbrella insurance from \$1,000,000 to \$5,000,000 at a premium of \$700.00 at the recommendation of insurance representative and legal counsel.
4. **MOTION:** Nancy Morris to increase umbrella policy from 1,000,000 to 5,000,000 –**SECOND:** Ross Vanvoorhees. Motion carried.
5. Resident Handbook – Lisa will email and follow up with the Board.
6. CPA – Audit – slated to begin early October.
7. Letters to homeowners – request to copy the board on letters to owners.
8. Work orders – suggestion from CMS that work orders be sent to Yakov once/week. Further discussion on modifying the procedure will be discussed with Board. Maureen and Yakov will set a meeting the week of 9/23/19.
9. Residents info o 43 and 51 - Deferred

Yakov will not be getting on roofs after October 1. The new roofs will be under warranty. Question of checking roofs after hail storms.

## **G. NEW BUSINESS**

1. Phone Log reviewed
2. Homeowner is running for congress.
3. A petition and proposal has been received from owners; discussion of developing a committee-board will review the 3 proposals submitted and communicate with Lidia Saniuk on next steps.
4. Trash/Recycling at mailboxes- this trash can that has been used as recycle will be removed. Ross Vanvoorhees made the **MOTION** to remove trash can by mailboxes. **SECOND:** Nancy Morris. Motion carried.
5. Discussion of having an email dedicated to a particular HOA. CMS' email will be removed from communications allowing more efficiency in receiving emails.
6. Budget 2020- board is finalizing and will go out after the October board meeting. Annual meeting will be held November 19, 2019.
7. Downspout Repair – Heritage Roofing – Units 30, 35, 31- 30 and 35 needs to be changed and 30 has a crack in it. It is necessary to re do the first two because they were narrowed to route them through the deck. #78 quote from Heritage Roofing in the amount of \$500 was approved.
8. Complaint about CMS emergency service has been dealt with by CMS and the on call technician.
9. Sewer line cleaning will resumed in 2020.
10. To allow for better efficiency handling email traffic, it has been determined that the best way to communicate with the HOA and management company will be through the [info@yosemitevillage.org](mailto:info@yosemitevillage.org) email address.
11. Area between 61 and 64 – needs a light bulb

## **H. ADJOURNMENT**

Meeting was adjourned at 7:45 p.m.

## **I. EXECUTIVE SESSION**

The board reviewed collection accounts.

Letter to a homeowner was approved.

Discussion of the topic of a designated dog run.

**YOSEMITE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**

**Tuesday, October 15, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lisa Burbach	Vice President	2019
George Smyser	Treasurer	2021

Homeowners present: Attendance Sheet provided and available upon request.

**A. Meeting was called to order at 6:00 PM**

1. Meeting called to order at 5: 45 p.m. Board members present: Ross Vanvoorhees, Nancy Morris, Dino Lanius, Lisa Burbach, George Smyser.

2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum/Owners in attendance**

1. Heike Newman #14 – Pre project assessment of skylights once the roof is complete.

Jaime Kulikowski #45 – Attended to discuss the rule about keeping garage doors open.

Kelly Miller #97- Tree removal follow up; landscape concerns

Liz Winget #23 – steps that are a concern #37 – the board will review condition

2. Michael shared with the board that his electrical panel will need replacement; inquired about parking for additional vehicle. Board advised that parking is in the garage and right in front of the door. GP space can be used with a parking permit allowing parking overnight but cannot leave car parked there all day. Michael will follow up with the Parking Committee.

### **C. Committee Reports**

1. Parking
2. Landscape Committee

Tree bid – 1131 #17 – large dead tree – waiting for contractor response

Window wells – A proposal was received from Scott Elliott to address window well leaking into homes; the Board has been informed that the window wells are the responsibility of the homeowner. Include in newsletter.

Drainage areas – TPT – Reviewing the drainage building by building and perform necessary improvements.

3. Design Review Committee

### **D. Minutes**

1. The September, 2019 minutes were reviewed and approved. **MOTION:** Nancy Morris; **SECOND:** Ross Vanvoorhees. Motion carried. The next meeting will be the annual meeting on November 19 , 2019 @5:45 p.m.

2. Next meeting Annual Meeting – November 19, 2019 @ 5:45 p.m.

### **E. Financial Report**

1. September, 2019 financials –reviewed and approved. **MOTION:** Ross Vanvoorhes; **SECOND:** Lisa Burbach. Motion carried.

### **F. Unfinished Business**

1. Residents handbook is nearing completion.
2. Update on Audit – Communication requesting a firm date has been sent to CPA.
3. Work orders have been reviewed.
4. Heritage Roofing completed the necessary downspout reconfigurations; IRS also does gutter work.
5. Approval of building numbers to be put on the gate/fence: 4” pewter satin finish. **MOTION:** Nancy Morris; **SECOND:** Lisa Burbach. Motion carried. Owners will be given 30 days to install them on their fence or gate; if and owner wants their own numbers, owner buys them and HOA will install them.
6. Confirmation of roofing map as requested by insurance company.
7. Air B & B invoice received for enforcement will be forwarded to the owner.

### **G. New Business**

1. Phone Log reviewed
2. Newsletter items are being collected and a newsletter will be issued after the annual meeting
3. Final approval of the 2020 budget.
4. Discussion of special format for January 2020 meeting-Kim Porter will attend and provide a presentation about HOA's in general and overview of operations.

5. Discussion of Agenda for November 2019 Annual meeting
6. Roofing project resumes October 16, 2019- Units 61-64 are next on the list. The ultimate plan is to do 3 per year.

**H. Meeting adjourned 7:30.**

**I. Executive Session**

1. Review and Sign Checks
2. Attorney's Status Report
3. Aged Receivables/Delinquencies
4. Homeowner communications/notifications
5. Owner response to letter about dog violation was discussed

## **Yosemite Village**

1101-1254 South Yosemite Way

Denver, CO 80247

### **November 2019**

Board of Directors meeting not held in November 2019

The November 19, 2019 meeting served as the Annual Homeowners Meeting

**YOSEMITE VILLAGE  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Tuesday, December 17, 2019 @ 5:45 P.M.**

**Colorado Management Specialists Conference Room A-106**

**Board of Directors:**

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Nancy Morris	Secretary	2020
Dino Lainus	At Large	2020
Lidia Saniuk		
George Smyser	Treasurer	2021

Homeowners present: Attendance Sheet provided and available upon request.

**A. Meeting was called to order at 5:53 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Lidia Saniuk, George Smyser.
2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum/Owners in attendance**

Work order for fence repair in back of #53

**C. Committee Reports**

1. Parking
2. Landscape Committee  
Trenching work is being done around where the new roofs have been installed.
3. Design Review Committee

**D. Minutes**

1. The October, 2019 minutes were reviewed and approved. **MOTION:** Nancy Morris **SECOND:** George Smyser. Motion carried.
2. The next board meeting will be January 21, 2020 @5:45 p.m.



## **E. Financial Report**

1. Review and approval of the November financials. **MOTION:** Ross Vanvoorhes **SECOND:** Nancy Morris. Motion carried.

2. A letter will be sent to an owner who owes money for a fine. Yosemite Village has the option of adding late fees if she doesn't pay it.

## **F. Unfinished Business**

1. Audit: Auditor has reported his intent to complete the audit by year end.
2. Newsletter is being edited by Lidia Saniuk.
3. Work orders were reviewed.
4. Roofing Update-IRS has completed 3 roofs – there are 3 remaining weather permitting. – Invoices will need to be paid out of the roofing account.
5. Outdoor staircases- bids are being obtained for concrete replacement of stair cases.
6. Mailbox roof construction – Two bids are being obtained for installation of the roof.
7. Building numbers – Lisa Burbach is investigating pricing on 4 building of numbers.

## **G. New Business**

1. Fence paint- Perimeter fence painting cost is being investigated.
2. Dog Park- First step is to define an area for David with TPT to provide a quote.
3. Phone Log was reviewed.

## **H. Meeting adjourned 7:45.**

## **I. Executive Session**

1. Review and Sign Checks
2. Attorney's Status Report
3. Aged Receivables/Delinquencies
4. Homeowner communications/notifications
5. Under no circumstances are owners allowed to go on the roofs