



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Monthly Board Meeting

January 19, 2021

Minutes

A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held January 19, 2021 and called to order at 5:30 pm held via ZOOM. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Lidia Saniuk	Vice Pres.	2022
George Smyser	member	2021
Kate Riden	Secretary	2023

1. In attendance from the ownership were Lisa Reiswig, Mildred Freeney-Hilton, Yakov Skhisov, Linda Przybyiski, and Elizabeth Winget.
2. Opening Remarks by Board President Ross Vanvoorhees. Mike discussed the new management software that Weststar is currently working on. A date on the roll out will be soon.

B. HOMEOWNER FORUM

The following items were presented to the board during the forum: Lighting sub-committee and the board's assistance, ice and the location of the ice melt stations. The board advised that the lighting Sub-Committee had taken the responsibility to either return or sell the previously purchased lighting fixtures for the community. The board gave them the authorization to handle that and if they need help, they can contact info@yosemitevillage.org. The board discussed the ice in the community and advised that the ice melt boxes are at every building. Yakov will come around and check, refill them as needed.

C. COMMITTEE REPORTS

1. Parking Committee: This discussion was tabled to New Business.
2. Landscape Committee: There was no new information presented to the board.
3. Design Review Committee: There was no new information presented to the board.
4. Lighting Sub Committee: No new information was presented to the board.
5. Other: No other committee business was presented to the board.

D. MINUTES

1. Review and Approve the 2020 Annual Meeting Minutes. The board reviewed the 2020 Annual Meeting minutes. Ross made a motion to approve the minutes with corrections, seconded by George. The motion passed without objection.
2. Review and Approve the December 15, 2020 Board Meeting Minutes. The board reviewed the meeting minutes from the December board meeting. Ross made a motion, seconded by George to approve the meeting minutes with corrections from the December meeting. The motion passed without objection.



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E. FINANCIAL REPORTS

1. Review and Acceptance of the October 31, 2020 Financial Report. The board reviewed the financial report for November. A motion was made by Ross, seconded by George, to accept the financials. Motion passed without objection.
2. The December 31, 2020 was also presented to the board for review and acceptance. A motion was made by Ross, seconded by George to accept the financial statements. The motion passed without objection.
3. Attorney Status Report. This item was tabled for the executive session.

F. OLD BUSINESS

1. Building 1171 Insurance Status Report – It was reported to the board that the Associations Attorney had contacted all the unit owners involved in the Loss Claim from last September. All but one owner has either signed the release or has submitted paid invoices for reimbursement from the insurance proceeds. On the final unit, the ServPro invoice was paid by the Association as well as the Asbestos Testing Invoice.
2. Roofing Status Report- The board discussed the roofing project for 2021. It was announced that the roofer will be back in 4-6 weeks and will remain on the property until all the roofs have been completed. The community will be advised as to the schedule when it is finalized.
3. Dogs in the community: The board discussed the dogs in the community and that the covenants require all pets to be on a leash when in the common areas of the Association. The Associations Attorney advised that the HOA cannot allow the dogs to be off the leash as it would conflict with the Covenants and create a liable situation with the HOA should someone get injured. The board asked management to inquire about the Dog Park as it relates to the insurance. This will be reported at the next meeting. The board also discussed installing a fence from Alton and along the exterior border of the HOA to keep dog walkers from allowing their pets on HOA property. The board also discussed sending a letter to all owners reminding them about picking up after their pets.
4. Sewer Maintenance: The board discussed the meeting that management had with Dig Boss Cleanouts pertaining to the recommendation made by Colorado Sewer to install clean-outs every 100 feet on the main line. It was discussed that for them to be able to do this, they would have to pull all the toilets in the units to run a camera to see where the lines were under the buildings. The board asked that they get additional bids and opinions on this.
5. Community Lighting: The board discussed the report that they received back in December from the lighting subcommittee and discussed the next steps. It was decided that the board would replace the light bulbs to the recommended wattage and would repair the existing globes, as needed. The board discussed that the committee was charged to come up with three replacement fixtures that the HOA could send to the owners to discuss and survey. It was the opinion of the owners, some that were on the committee, that the committee was not able to do this as the price point would not allow for other options. The board again stated that they would change the bulbs, repair the fixtures, and discuss the matter again later in the year.
6. Xenia Street: No new information was presented for this item.
7. Work Order Report – The work orders from the previous month were presented to the board for review.
8. Other Items – No further items were presented to the board for review.

G. NEW BUSINESS

1. Maintenance and Insurance Chart: The board discussed the maintenance and insurance chart from the attorney. It was reported that the attorney is making the revisions requested by the board and would send it out as soon as it was finished. The board will review the revisions and approve by email.
2. Rentals: The board discussed limiting leasing in the community and asked for owner input. Owners on the call agreed that something needed to be done and liked the idea of leasing restrictions. The board



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discussed sending out a survey to all the owners to gauge their interest in changing the documents to include leasing restrictions. The board secretary will send out the survey with the next newsletter. It was also reported that there will be a second survey to poll the owners to see if they would like a way to send anonymous comments to the Board.

3. **Parking Regulations:** The board discussed the parking issues in the community. It was decided that they need to resign the parking areas and that the rules and areas for parking do not need to be overly complicated. It was suggested that a new parking rules may be necessary. The board also expressed concern about who has more than two (2) vehicles in the community.
4. **Leasing Information:** The board discussed that all residents that have tenants, need to submit a copy of their lease to the management company so that they can have a record of the tenants and occupants in the community.
5. **Vehicle Registration:** The board discussed the possibility of the new management software having the ability to track vehicles in the community. An update will be provided to the board at the next meeting.
6. **Other:** No other new business was brought to the board for discussion.

H. CORRESPONDANCE:

1. **Community Calendar:** The calendar was presented to the board for review.
2. **Homeowner Notices:** The board was presented with violation letters sent to homeowners in the community.
3. **CondoCerts:** New Status letters were presented to the board for review.

I. ADJOURNMENT:

1. Hearing no other business before the board, a motion was made to adjourn the meeting at 7:20PM.

A. Ross Venonles, President

March 20, 2021