



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Monthly Board Meeting

February 16, 2021

Minutes

A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held February 16, 2021 and called to order at 5:31 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
Gregg Fanselau	Treasurer	2023

1. In attendance from the ownership were Kathleen Leahy, Mildred Freeney-Hilton, Yakov Skhisov, Linda Przybyiski, and Heike Newman
2. Opening Remarks by Board President Ross Vanvoorhees. The roofers were not able to start on Monday prior due to the cold. It was reported that the roofers started on Tuesday by the Mississippi entrance.

B. HOMEOWNER FORUM

The following items were presented to the board during the forum: Has the Lighting Proposal from the Subcommittee been reviewed by the board and will the report be submitted to the community? The subcommittee would like to have a third-party consultant come and review the current lighting fixtures in the community. The board advised that the report had been reviewed and discussed at the previous board meeting. The board agreed to allowing a third-party lighting engineer to come out and look at the lighting in the community. It was also stated that the report can be shared with the community, however there is currently only one new suggestion for a new fixture and that there is not much to present at the present time. It was decided that the suggestion to use the silver topped bulbs would be done as soon as the current stock of bulbs has been depleted.

C. COMMITTEE REPORTS

1. Parking Committee: It was reported that the parking committee has started reviewing the parking rules in the community. This process is on-going.
2. Landscape Committee: There was no new information presented to the board.
3. Design Review Committee: It was discussed that the committee is looking into modifying the garage power to accommodate for electric cars. More research will be needed before any decisive action can be taken. The committee presented the ARC Request from Unit #85 to install a dog portal in the fencing. Gregg made a motion to approve the request, seconded by Lidia. The motion passed without objection.
4. Lighting Sub Committee: Information regarding the Subcommittee was discussed during the Homeowner Forum.
5. Other: No other committee business was presented to the board.

D. MINUTES



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1. Review and approve the January 19, 2021 Board Meeting Minutes. A motion was made by Ross to approve the January 19, 2021 Board Meeting Minutes with some corrections. The motion was seconded by George and passed without objection.

E. FINANCIAL REPORTS

1. Review and Acceptance of the January 31, 2021 Financial Report. The board reviewed the financial report for January. A motion was made by Ross, seconded by Gregg, to accept the financials. Motion passed without objection.
2. Attorney Status Report. This item was tabled for the executive session.

F. OLD BUSINESS

1. Roofing Status Report – The board discussed the roofing for the garages in the community. It was reported that the following roofs will be replaced, not in any order: 5 to 8, 9 to 12, 13 to 16, 17 to 20, 25, 25, 28, 28, 27, 27, 26, 29, 33 to 36, 37, 37, 40, 40, 38, YV, 39, 39, 41 to 44, 53 to 56, 61 to 64, 67, 67, 68, 68, 69 to 72, 85 to 88, and 97 to 100. The board further stated that they would be monitoring the project and will report back to the owners with any changes.
2. Colorado Sewer Bid for Mainline Cleaning – The board discussed the bid for the mainline sewer cleaning. It was reported that management is waiting on the numbers from Colorado Sewer.
3. Work order Report – The work order history report was presented to the board for review.
4. Other –
 - a. It was reported that the financials have changed for the year. The insurance went up as well as the landscape contract. Due to the adjustments, there is not enough money in the budget for 2021 to finance a complete bulb retrofit or new fixtures.
 - b. The board was presented with a bid from The Electrician to remove the light fixture over a garage so the roof can be replaced. The fixture will be reset once the roof is done. The bid was for the entire project. Ross made a motion to accept the proposal at \$455.00 as presented, seconded by Gregg. The motion passed without objection.

G. NEW BUSINESS

1. Unit 17 Status report – It was reported that the mold remediation was completed in unit 17. The drywall repair was in the process of being scheduled with the homeowner.
2. CPA Kent Beichle – The board reviewed a proposal from Kent Beichle CPA for the 2019 and the 2020 Tax and Financial Audits for \$3500.00. Ross made a motion to accept the proposal, seconded by Gregg. The motion passed without objection.
3. Management Follow up – The manager followed up on items from the previous meeting. It was reported that Appfolio will allow owners to register their vehicles on-line. Owners can still print off the Parking Registration form and email that to parking@yosemitevillage.org if they choose to do so. A vehicle report can be generated from the system and included in further board packets. It was reported that according to the community's insurance carrier, there is no additional insurance needed to have a dog park. It was also reported that there would be liability to allowing dogs off leash in open areas of the community.
4. Other – The board discussed the resignation of board member Kate Riden, Secretary. Ross made a motion to accept the resignation, seconded by Lidia. The motion passed without objection. The board also discussed that the time for the board meeting was adjusted to accommodate Kate's schedule. Now that she is not on the board, it was decided to move the monthly board meeting back to 6:00PM. A notice will be sent to the community, the Friday before the meeting, with the change. The also board discussed adding an agenda for the Executive Session on the Monthly Board Agenda.



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H. CORRESPONDANCE:

1. Community Calendar: The calendar was presented to the board for review.
2. Newsletter – The board discussed the newsletter now that Kate has resigned. Lidia announced that she will take over the newsletter for the community for now but will ask the community to see if there is anyone that would be willing to continue it.
3. Violations Report – This item was not discussed.

I. ADJOURNMENT:

1. Hearing no other business before the board, a motion was made to adjourn the meeting at 6:43 PM.

W. Ross Vanvorles, President
March 20, 2021