



# YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

## Monthly Board Meeting

March 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 Jamie Kulikowski, mary McNevin, Cathy Cohen, Heike Newman, Elizabeth Winget, and Kathleen Leahy.

#### B. HOMEOWNER FORUM

The following items were presented to the board during the forum: Snow Removal and trigger depths, Dogs off the leash, Garage Roofing. The owners discussed the snow removal from the blizzard and how it was felt that it took the vendor too long to service the community. It was discussed that the trigger depths per the contract are set at 3" for the sidewalks and 4" for the roadways. Because of this, the community is at the bottom of the list from the vendor to service the community. Communities that have a smaller trigger depth are serviced first. The owners requested that the Board consider lowering the triggers to 2" for the sidewalks and 4" for the roadways. The board discussed how that would increase the cost for snow removal, but it was decided that it may provide faster service. The owners discussed dogs off the leashes and how that was a continued issue. The board stated that owners seen walking their dogs off the leash need to be reported to management. It was reported that the garage roofers, (IRS) were doing a really good job. The workers are courteous, professional, and fast.

#### C. COMMITTEE REPORTS

1. Parking Committee: It was reported that the parking committee would be backing off the enforcement of parking while the roofing work continued.
2. Landscape Committee: There was no new information presented to the board.
3. Design Review Committee: It was reported that there has not been a response on the lights that were put up for sale. It was decided to leave the posting up until the spring to see if there was any interest. If not, then the board will consider donating the lights to Habitat for Humanity.

#### D. MINUTES

1. Review and approve the February 16, 2021 Board Meeting Minutes. A motion was made by Ross, seconded by Lidia, to approve the February 16, 2021 Board Meeting Minutes. The motion passed without objection.



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## **E. FINANCIAL REPORTS**

1. Review and Acceptance of the February 28, 2021 Financial Report: The board reviewed the financial report for February. A motion was made by Gregg, seconded by Ross, to accept the financials. Motion passed without objection.

## **F. OLD BUSINESS**

1. Roofing Status Report – It was reported that the roofs are being worked on as reported at the last meeting. The work will continue until all the roofs that were listed have been completed.
2. Mailbox Roof: The board announced that they have asked the roofer for a bid to install a roof over the mailboxes. This will be reviewed once the other roofs have been completed.
3. Mainline Sewer Cleanout: The board discussed the bidding process for the mainline sewer cleaning. It was reported that Colorado Sewer had been contacted as well as Drain Genie. Management is waiting on confirmation to review the project on-site.
4. Work Order Report: The work order report from the last month was presented to the Board for review. The board noted that the work order, number 56-1, was assigned to the wrong vendor. Heritage Roofing should be removed and replaced with IRS. Management will reassign the work order.
5. Community Email and Website: The board discussed the upkeep of the Yosemite Village Website. It was decided that the HOA would remove the community's website and utilize Weststar Managements, Yosemite Village page for information.
6. Sprinkler System Schematic: It was discussed that currently, there is not a map for the sprinkler system. Management will work with the landscape vendor, CDI, on the creation of map for the system.

## **NEW BUSINESS**

1. Outdoor Watering Rules: A copy of the new outdoor watering restrictions was presented to the board. It was noted that the restrictions were like last year. The landscaper will be notified to be sure they adjust the irrigation timers.
2. Snow Route: The board discussed the snow route and items discussed during the homeowner's forum. It was asked where the measurements are taken when CDI comes to the property to inspect during a storm and suggested that they have designated areas to check where the snow drifts are the highest. Management will relay that to CDI. Management will also confirm with CDI how moving the triggers from 3" for the sidewalks to 2" impact the service route and if it will move them up in the line.
3. Task List Timelines: The board discussed the timelines for action items given to the manager. It was discussed that urgent items are acted on immediately. However, less urgent items are worked on as time permits. If there are items that they board would like worked on sooner, that will be communicated at the board meetings or by email.
4. Smoke and Odors: The board discussed odors and smoke that seeps from neighboring units. According to the HOA attorney, the owner that is causing the issue needs to be notified. However, there is little enforcement that can be done outside of asking the offender to take steps to reduce or eliminate it. The board felt that the complainant needed to take steps to seal the party walls and ceiling to reduce the smoke and odors from coming into the unit. The board will notify the offending unit and ask that they do the same.
5. Ratify Roof Replacement: The board approved two roofs to be replaced over email that needed to be ratified at the meeting. Gregg made a motion to ratify the replacement of the roofs at #29 and #32. Lidia seconded the motion. All voted in favor.



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6. Ratify the Asbestos Remediation in the ceiling of unit #29: The board approved a bid by email to remediate the asbestos in the ceiling at unit #29. Lidia made a motion, seconded by Ross, to approve the measure. All voted in favor.
7. Ratify Cement Work: The board approved a bid from Mile High Foundations to make repairs to the concrete sidewalks at garages #33 and #63, by email. Ross made a motion, seconded by Gregg, to ratify the approval. The motion passed without objection.
8. Other: The board discussed the fence at unit #39. It was reported that it will be completed after the snow has melted.

### **H. CORRESPONDANCE:**

1. Community Calendar: The calendar was presented to the board for review.
2. Newsletter – It was reported that the newsletter will be completed by the weekend. Additional information about the sewage backup will be included.
3. Other: No other communications business was brought before the board.

### **I. ADJOURNMENT:**

1. Hearing no other business before the board, a motion was made to adjourn the meeting at 8:00 PM.