Redcliff 2 Condos Homeowners' Association
Board Meeting Minutes – Draft
Date: Monday, August 12, 2024
Location: Zoom

I. Call to order – The meeting was called to order at 3:03 PM by Mark Dollard.
   A. Board Members: Mark Dollard, President; Mike Wiggins, Vice President; Jeanette Hackney, Secretary.
   B. Homeowners Present: N/A
   C. Management Company: Bernadette Bacamante with ACCU

II. Actions outside the Board Meeting:
   A. Approval of Mary 20, 2024, Board Meeting Minutes

III. Minutes: The previously approved minutes last May 20, 2024, have been ratified, Motioned by Mike Wiggins and it was seconded by Jeanette Hackney. The motion passed unanimously.

IV. Financials: It was motioned to approve the financials, with the motion seconded by Mike Wiggins. The motion passed unanimously. Mark Dollard noted that there are no outstanding receivables, and all homeowners are current with their payments. The board had budgeted for window washing, which came out as expected, but exceeded the budget for power washing. They plan to address the overage in this and other budget categories. It was also noted that ACCU has been making payments late. Regarding the insurance budget, Mark Dollard reported that the budget began at $2,600, but actual expenses exceeded $3,700. The annual budget is $5,200, which covers two six-month premium payments at $2,600 each. The management will consult with the board about the anticipated budget for the next year. Mark Dollard will also review insurance carriers for 2025 to prevent future budget overruns. Additionally, management will provide a detailed rundown of our insurance plans, carriers, and upcoming payment dates.
   Mike Wiggins raised a concern about the sprinkler expenses, which have tripled compared to the budget. Mark Dollard explained that this was due to general repair and maintenance costs.
   The board emphasized the importance of timely payment of invoices. A trouble ticket will be opened to move $1,570 from general repair and maintenance to window washing.

V. Management Report
   a. Architectural Report – No ARC Report
   b. Violation Report – No Violation Report

c. Work Order Report– No Work Order Report however Mark Dollard emphasized to not send invoices to support@accu instead open a trouble ticket.

VI. Old Business:

A. Corporate Transparency Act – The board wants to ensure that the HOA is in compliance with this act.
B. Window Washing – It turned out great. Power washing will not be needed for several yearsbut needs to be ensured it doesn't get too dirty or go too long without attention, but it definitely won't be an annual task.
C. Snow Removal – The board reviewed the proposal from Kenny, but it was similar to the one received last year. The board also has another vendor on the list to consider for the upcoming winter.
D. Furnace – The board will continue to change the filter and will include a budget for inspections in the next year.

VII. New Business:

a. Collection Policy – The Denver legislature has passed a new collection policy. The HOA's policy has been updated to comply with this new regulation. The board will also periodically review the collection policy to ensure ongoing awareness and will maintain regular discussions with the attorneys.
b. Budget Planning for 2025 – The board will discuss budgeting, including updates to insurance and utilities. The schedule for the next budget meeting will be determined, and there will also be a brief discussion about sending out full membership information before the annual meeting.
c. Election Planning – The board encourages other homeowners to join and participate in the election.
d. Painting – Tanya will address both the painting and the sides of the stairs. These topics will be discussed further in the budget meeting.

VIII. Adjournment – Mark Dollard adjourned the meeting at 3:43 PM and seconded by Mike Wiggins the motion passed and carried unanimously.

IX. Next Meeting – Monday, October 14, 2024 @ 3:00 |PM – Location: Zoom

Respectfully Submitted by ACCU on Aug 16, 2024
By: Bernadette T Bacamante



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