

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
March 2nd, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Tara Closky
Carlos Molina
Lisa Byther

Owners Present:

Greg McGinnis
Nate Knauer

Caretaker Present:

Josef Lehner

Management Present:

Abel Vega
Matt Debus

Karen called the meeting to order at 3:34PM.

Old Business

Caretaker Report

Josef stated that he has been keeping up with any shoveling and keeping all areas clear and clean. Karen asked how parking has been with the new centerline dividers. Josef stated the barriers are helping but some vehicles do not pull all the way into the spaces. Karen asked VMC to send a parking email reminder to owners asking them to pull all the way into parking spaces and to avoid parking large SUV's or Pickup Trucks in the center spaces or spaces that lead to walkways.

Caretaker Performance Review

Karen asked Josef to remember to send progress reports and recent duties to the Board for review.

VMC Items

Abel stated there have been no recent violations and asked the Board if they had any recent violations to note. Karen asked VMC to share the updated Violations List with the Board and Josef to reference.

New Business

Capital Expenditures Report & Delinquent Notices Assessment

Karen stated the Board will move this topic to the next meeting agenda as Airi was unable to attend the meeting to discuss. Karen asked Carlos to update the Delinquent Owner List. Carlos stated he is also waiting for an updated list from Airi. Carlos stated there are a few owners that are still delinquent and have not responded to notices. Carlos stated that their accounts will be passed to the attorney if a response is not received.

Roof Leak at Unit D217

Abel stated a leak was found in the top floor of unit D217. It is believed that the leak is coming from the roof or roof drain and VMC has scheduled Horn Bros. to inspect the roof on the morning of March 3rd. An update will be provided to the Board shortly after the inspection.

Smoke Detector/CO2 Detector

Karen stated there was a fault in unit A102, when Dimant Technologies inspected the issue they found there to be one faulty detector in the unit in which they removed. Dimant had since sent a bid to replace the detector. The bid that was received by Dimant Technologies was to replace all detectors in the complex which totaled \$17,000. The Board is not certain this is needed, would like to research the age of the detectors, and see if only the faulty detector can be replaced. Karen stated Brent has done some research on when the last inspection was completed, and he believes the last inspection was done in March of 2020. Karen stated the association will be doing another inspection soon and will have to inform the Fire Marshall of the inspection report findings. Tara stated she thinks all the detectors were replaced in 2015. Karen asked VMC to direct Dimant Technologies to replace the one faulty detector in unit A102.

Sandstone Bridge Update

Karen stated the association engaged counsel concerning the Sandstone Bridge Easement & Maintenance Agreement. As of the meeting, the Board had not received a response from Sandstone or their management company. The Board will keep this topic on the agenda for the next meeting.

Asphalt Re-striping & Roof Replacement Bids

Karen asked VMC to help acquire bids for asphalt crack sealing, sealcoating, and re-striping the parking spaces. Karen also asked VMC to help acquire roof replacement bids for the A & B-buildings. Carlos stated the A-building roof is scheduled first but not until 2023. Karen stated that B-building should be the priority due to recent leaks. Lisa would like to check life expectancy of roofs. Carlos asked if roofers providing bids can give a report on the needed repairs.

Potential Subcontractor Lien Update

Karen stated that the Board will address this topic at the next meeting and asked if there were any questions before moving on. No questions were presented.

Increased Dues Question

Greg had a question about the increased dues. Carlos stated that the increase was approved at the annual meeting and was due to the increase in insurance costs and legal expenses.

BluSky Questions

Greg asked about BluSky and any updates the Board may have. Karen stated a confidential settlement agreement was reached with BluSky and BluSky released all corresponding liens on the property. Karen stated she will need to check on what information can be shared with owners but did share that the amount that was settled on was less than what was requested by BluSky. Karen hopes to have more information to share with owners by the end of the month.

106A Fine Dispute

Nate, owner of 106A, stated that he is addressing recent rule violations and is having the current tenants pay all recently posted fines. Nate did state that he would like to dispute the fine for an item being stored on the patio for his unit. Karen asked Nate to send a written email to the Board with his request for review.

Next meeting will be April 6th, 2021 at 3:30pm.

Karen moved to adjourn the meeting. Carlos second. All were in favor. Meeting adjourned at 4:29pm.