

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, June 7th, 2022
Teleconference
4:00 p.m.

Board Members Present:

Karen Perez
Tara Closky
Lisa Byther
Todd Graden

Management Present:

Abel Vega

Karen Perez called the meeting to order at 4:06PM.

Caretaker Update

Abel Vega stated ERWSD attempted to test a backflow device in the C-building pit but was unable to due to the pit being filled with water and have rescheduled to come back with pumps. The Board discussed the status and work ethic of the onsite caretaker, Cole, and will determine if they would like to continue with his employment or look for alternative options.

VMC Update

Abel Vega stated dryer vent cleaning for the laundry room dryers has been scheduled and will be completed on the 06.09.22. Abel Vega stated he hopes to have Shaw Electric onsite this week to address the D-building lights and irrigation timer.

Old/New Business

A/B-building Fire Panel Update

Karen Perez asked Abel and VMC to reach out to Daniel with Dimant Technologies for an update on the A/B-building fire panel. Abel Vega stated he will follow up with Daniel via email and copy the Board.

Parking Passes

Karen Perez stated the Board needs to address parking passes and policing with Cole due to a recent disconnect between payment communication and issuing the pass. The Board recognizes that units that short-term rent tend to have the most issues and he Board discussed possible solutions. Karen Perez stated that new passes will be issued in September 2022.

Rules Revision Update

Karen Perez stated she is still finalizing the final edits and will have them ready to share with owners shortly.

Loan Reconciliation

Karen Perez & Brent Black stated they are still trying to schedule a meeting with Alpine Bank to finish reconciliation. Will need to schedule a special meeting if a special assessment is needed.

Next meeting will be June 21st, 2022, at 4:00pm.

Karen Perez moved to move adjourn the meeting. Lisa Byther second. All were in favor. Meeting adjourned at 4:43pm.