

The Willows Condominium Association
Annual Homeowners from Wednesday, October 12, 2022 at 6:00 pm (Colorado time) at
American Legion Post 54 (501 E Virginia), Gunnison CO 81230.

2022 Meeting Minutes

Call to Order/Proof of Notice/Roll Call

The Willows Condo Association annual meeting was called to order 6:00 PM on Wednesday, Oct 29, 2022. The meeting notification was sent out September 9 via emails on file and mailed to the owner's addresses in the Gunnison County Assessor. The meeting was represented by the following owners and a quorum (Defined Per Bylaws Section 4 & 8.) was not established for an official meeting.

HOA Attendees

Unit # 101 Ryan Jordi Proxy for Timothy Carmody and Peter Vannucci
Unit # 102 Tim and Colleen Skulley
Unit # 106 Brittany Callis and Jeannie McGee
Unit # 107 and #204- Erin Barrett proxy for Melanie Smith
Unit # 109 Mary Curb
Unit # 205 James McDonald
Unit # 206 John Janakas
Unit # 209 Katherine Folz
HOA Manager- Ryan Jordi of TAVA Property MGMT.

Approval of Previous HOA Meeting Minutes from May 19, 2021. Ryan Jordi made a motion to approve the meeting minutes, all were in favor, none opposed, and the motion was approved.

Manager's Report

-Ryan Jordi welcomed everyone to the 2022 Willows Condominium Association's Annual Homeowners meeting. He noted that exactly half of the Owners are new as of 2021, an all new BOD, and especially thanked those homeowners that stepped up as BOD: President - Mary Curb, Vice President -KT Folz and Secretary/Treasurer- Ryan Staude.

-Unforeseen HOA maintenance repairs included a water leak in unit 107 crawlspace, and the north building sewer line backed up twice in June, and July. The sewer line was scoped and revealed a large root ball near the tap at the main sewer line that will require excavation to repair.

-Abandoned furniture and non-dumpster trash continues to be a problem and a true cost to the HOA. A couple owners brought up solution ideas such as camera, signage. It was noted by Erin Barnett that camera needs wi-fi and that City Neighborhood Services can help prosecute illegal dumpster with evidence. Ryan Jordi reminded owners that the Rules and Regulations is the owners' "agreement of condo owners and how they want to maintain their common elements", and also the guide for enforcement by the HOA management. Ryan Jordi suggested that owner's make mandatory for their tenants to sign the R & R to help with accountability. Erin Burnett mentioned have all their tenants sign those R & R. John Janakas concurred as good idea to be implemented.

Unfinished Business (Review of 2021 Agenda's 'New Business')

- Reminder about unit water shut offs. Water shut offs for stacked units in crawlspace of the lower unit. Main Valve shut off in crawlspace of unit 101, otherwise curb stop.

- Roof Replacement- Royal Roofing conducted a “screw and glue” maintenance of roof in May of 2022, and they strongly suggested the need for roof replacement as soon as possible. BOD had a special Meeting May 19, 2022 with a unanimous vote to levy a Special Assessment starting August 1, 2022 of \$200 per month per unit for 2 years/24 months to budget for roof replacement. (See Willows Letter to Owners Special Assessment and Dues 5/24/22). John Janakas brought up the 1970’s building with deferred maintenance concerns, including units condensation/moisture issues, and to look at venting outside when roof is done. Mary Curb seconded those concerns and opinions shared. Erin Burnett opinioned concerns with not just replacing fans, and suggested installing a humidistat that removes moisture on demand.

-BOD Meeting in May 19,2022 also voted unanimously to eliminate the pet fee (difficult to enforce) and increase all units HOA monthly dues to \$200 per unit with the purpose to help avoid unforeseen future special assessments. BOD held an informational meeting to owners June 23, 2022 to answer any questions and/or concerns regarding those BOD decisions, a few owners attended.

3. Stain Building (East and North next summer 2022) . New painting areas, with roof assessment costs to owners, this was tabled.

Reports of Officers and Committees. KT Folz thanked Ryan Jordi with HOA management.

Financial Report

-The Association as of October 12, 2022, \$7,029.79 in its checking account, and the restricted reserve account had \$20,698.37. The HOA automatically transfers \$100 per month from operating to reserve that has continued.

-Update on delinquencies, all efforts will be exhausted to get delinquencies paid up will include all provisions provided by the Condo Declarations, and Rules and Regulations.

-The Associations’ 2022 budget was \$29,320 and as of today (Oct 12) current expenses with two months left in the fiscal/calendar year are \$22,307. Ryan Jordi attributed costs savings this year with TAVA not charging same fees as previous management charged, and no snow removal costs.

New Business-

Colleen Skulley identified some concerns observed with other units that included: Unit #203 with multiple cats, strong odor, hoarding, homeowners health, and if urine damaging common elements of walls/flooring, dog poop everywhere around the property, Unit #201 dog barking in unit when unattended, and Unit #105 new tenants nuisances of smoking, and late night noises. Brittany Callis concurred with those same concerns with unit #105 of new tenants, especially of the smoking outside and adjacent to her unit. Erin Barnett opinioned the importance of enforcement of Rules and Regulations, and that she reminds her tenants the common sense be nice to your neighbors, “these are people you live next to”. Ryan Jordi said would follow up on all items mentioned, and reminded the homeowners of the Rules and Regulations, and that if homeowners can’t handle between each other to call Neighborhood Services/Police. Colleen Skulley suggested putting another common bench in courtyard. Ryan Jordi concluded the meeting with thanking the new BOD, owners to be proactive with their HOA and solicited input anytime from homeowners to communicate with their Board members and/or him.

Adjournment- 6:52 PM