

The Willows Condominium Association
Annual Homeowners Meeting Agenda
Wednesday, October 12, 2022 at 6:00 pm (Colorado time) at
American Legion Post 54 (501 E Virginia), Gunnison CO 81230. You
may also attend by Zoom.

Join Zoom Meeting

<https://us04web.zoom.us/j/74119537652?pwd=BdXosXboPrmoegahPi0ueYLhK6K2Jw.1>

Meeting ID: 741 1953 7652 Passcode: 81230

One tap mobile +17193594580,,74119537652#,,,,*81230# US

+12532158782,,74119537652#,,,,*81230# US (Tacoma)

Dial by your location +1 719 359 4580 US

AGENDA

Call to Order

Proof of Notice - The annual meeting notification was sent out September 9 via emails on file and mailed to the owner's addresses in the Gunnison County Assessor.

Roll Call

HOA Owners

Unit # 101 Ryan Jordi Proxy for Timothy Carmody and Peter Vannucci

Unit # 102 Tim and Colleen Skulley

Unit # 103 Don Pulley

Unit # 104 Ann Schneider

Unit # 105 Ken and Sandra Bloomer

Unit # 106 Brittany Callis and Jeannie McGee

Unit # 107 and #204- Erin Barrett proxy for Melanie Smith

Unit # 108 Zack and Brad Goldenberg

Unit # 109 Mary Curb

Unit # 201 Ryan Staude

Unit # 202 Johnny Edge III

Unit # 203 Mark and Glen Hollingshead

Unit # 205 James McDonald and Michelle Freitas

Unit # 206 John Janakas

Unit # 207 Elizabeth Clay and Daniel Bickford

Unit # 208 Michael & Erica Johnson

Unit # 209 Katherine Folz

TAVA Property Management

Ryan Jordi-HOA Manager

Approval of HOA Meeting Minutes from May 19, 2020.

Manager's Report

-Welcome to the 2022 Willows Condominium Association's Annual Homeowners meeting. Willows is seeing change! Exactly HALF of the Owners are new as of 2021. Last November Peak Property MGMT terminated their agreement to manage the HOA & the BOD transitioned with all new Board Members. Thank you to those homeowners that stepped up

into the BOD positions for a duration of 3 years: Mary Curb as President, KT Folz Vice President, Ryan Staude Treasurer/Secretary, and Colleen Skulley as Voting Board Member. The BOD hired me to manage your HOA starting mid December, and financials by AMC bookkeeping. After BOD meeting in end of March, the BOD elected that I take over the financials too with appeasing the need to offer homeowners more payment options that AMC didn't provide.

-The overall exterior condition of the building and common grounds seems in fair shape. During winter, routine maintenance included snow shoveling pathways, and mitigating the ice, especially the steps to the alleys with failed gutters. Unforeseen repairs included a water leak in unit 107 crawlspace, the north building sewer line backed up twice in June and July. The sewer line was scoped and revealed that the sewer line has a large root ball near the tap at the main sewer line, and will require excavation that The Turd Herder has accepted to complete the repair for an estimate of \$6K.

-Abandoned furniture and non-dumpster trash continues to be a problem and a true cost to the HOA.

- Rules and Regulations is our agreement of how we as condo owners want to maintain our common elements, welcome any input.

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

1. Reminder about unit water shut offs. 2021 Meeting Reminder-Water shut offs for stacked units in crawlspace of the lower unit.
2. Roof Replacement- 2021 Board of Directors decided to hold off on roof replacement, but after Royal Roofing conducted a "screw and glue" maintenance of roof in May of 2022, it was observed and Royal suggested the need to replace roof as soon as possible. BOD had special Meeting May 2022 with unanimous vote to have a special assessment starting August 1, 2022 of \$200 per month per unit for 2 years/24 months to budget for roof.
3. BOD Meeting in May 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.
3. Stain Building (East and North next summer 2022) . This was tabled.

Reports of Officers and Committees. Any officers like to report?

Financial Report

1. The Association as of October 12, 2022, \$7,029.79 in its checking/operating account, and the restricted reserve account had \$20,698.37.
2. The HOA automatically transfers \$100 per month from operating to reserve that has continued.
3. 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.
4. The Associations' 2022 budget was \$29,320 and as of today current expenses with 2 months left are \$22,307.

NEW BUSINESS?

Adjournment