

Gold Basin Condominium Association

Board of Director Meeting Minutes

March 25th, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 1:25 pm MT. This meeting was held via ZOOM.

Bill Gavenas asked for a roll call of membership present:

Amber Tucci (AT)-Board President

Sam Smythe (SS) -Board Member

Bill Gavenas (BG) -Crested Yeti Property Management

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on March 21st, 2024. The meeting was properly noticed.

Financial Report

Bank Account Balances as of 26 March 2024

- Operating Account: \$13,263
- Reserve Account: \$82,341

New Business

Review of loan process for capital financing projects

- Discussion on HOA loans from Community Banks of Colorado and Crested Yeti's experience on how they work, what is needed, and payment terms was discussed in detail. This option seems to be the most palatable to many of the homeowners as a large assessment was not agreeable the last time a siding project was brought before the general membership in 2023.
- A recap of the history of the different contractors and bids was reviewed, and it was discussed to contact Bellwether and SeamlessChoice to get updated quotes, update them on the HOAs ability to take a loan which is likely to have more success in passing an updated budget that includes new siding.

MOTION 1: AT made a motion for CrestedYeti (BG) to contact the 2 siding vendors bid 2 years ago, to get updated proposals based upon the same scope of work. BG will then call a BoD meeting to review and decide next actions. Seconded by SS. **Unanimously approved.**

Reimbursements for water damage in sewer backups during 2024

- TAVA property management, (managing 207 Rio Grande) asked to be reimbursed for carpet cleaning due to the last sewer back up. The bill is \$250. AT started a discussion on having a more regular check-up on the sewer/drain clean outs. There used to be a quarterly service by TurdHerder. BG to reach out to TurdHerder and inquire about examination/analysis and continuation to prevent further backups in the future.

MOTION 2: AT made a motion to reimburse the unit for the damage. Seconded by SS. **Unanimously approved.**

Unit 33 Request of parking lanes being painted outside after winter 2023/2024

- A request from Unit 33 to repaint the parking lanes after the winter.

MOTION 3: AT made a motion to table this request until after any siding project is completed as the work areas and disruption would either be in the way or damage any upkeep to the parking lot. Seconded by SS. **Unanimously approved.**

Review efforts and decision on pest control measures (Proposals from Orkin, Chrome, Penguin)

- There has been some reports of mice in and around the property and roaches in a couple of units. Therefore, CrestedYeti contacted a few exterminators to get bids for eradication, prevention and maintenance for the HOA as a whole. Discussion was to table any efforts at this time until the decision on the siding project is completed. The pest control companies also suggested intervention during and after the siding is removed. BG at CrestedYeti to send out questionnaire to all units inquiring where pests might be to get a more holistic understanding of the problem.

MOTION 4: SS made a motion to table any decisions or investments in pest control until after the siding project decided and can be incorporated. Seconded by AT. **Unanimously approved.**

Adjournment of Meeting

- BG made a motion to adjourn the meeting as there was no more new business
- Seconded by AT

Unanimously Approved

Meeting closed at 2:20 PM MST