

Watch Hill HOA Board of Directors Meeting March 25th, 2022 3:00 p.m.

Board of Directors

The Watch Hill HOA Board of Directors held a BOD meeting on Friday, March 25th, 2022, by call-in conference.

Directors in attendance were Michael Healy, Rick Lloyd, Christina Marie, William Himes, and Dave Kraayenbrink.

Attending from Red Mountain Community Management was Josh Shramo.

President Michael Healy called the meeting to order at 3:03 p.m.

APPROVAL OF MINUTES

The minutes from September 17th, 2021 were approved as written.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending February 28th, 2022. Cash on Hand total \$61,813.16. Assets total \$61,565.49 with liabilities of \$12,405.17 resulting in total Equity \$49,160.32. The HOA \$10,456.54 over budget for the year to date. Hot tub expenses and general plumbing heating, are the two line items with the largest overages. As the hot tub wasn't up and running before the cold weather, it took numerous extra man hours to keep the tub from freezing completely and breaking the pipes.

MANAGEMENT REPORT

- Hot Tub
 - The hot tub has taken an inordinate amount of time to first thaw and then keep unfrozen. This is a lingering effect of being unable to get the hot tub electrical upgraded and running before winter.
- Illegal Dumping
 - This is still an issue with someone continuing to dump trash in the recycling bin. Jasmine is doing everything she can to track down the perpetrators. However, we've had no luck yet.
- Summer Planning
 - Inspections
 - All inspections (extinguishers, alarm system, backflows, and roof) have either been scheduled or are completed.
 - Weed spraying is planned for June at some point. It's hard to say exactly as it's dependent upon when the snow melts.

OLD BUSINESS

- Hot tub

- There was some discussion about adding gates to the ends of the buildings to keep people out of the hot tub. In the end the BOD felt that those gates would be aesthetically unpleasant.
- The HOA would like RMCM to try and install a lock again, and install a cover of some type to keep the snow/water out of the lock, too.
- Reserve Funding- Roofs
 - The BOD feels that as there are not any capital costs in the foreseeable future for the HOA, that they would wait until the summer roof inspection to determine whether or not to issue a special assessment and for how much.
- Laundry Machine Update
 - The new machines have been delayed for numerous reasons, but are finally scheduled to be installed the first week of April

NEW BUSINESS

- Bldg.B Boiler Replacement
 - The heating boiler for building B is needing to be replaced. It is currently leaking and we're hoping that we can limp it along until summer.
 - The accepted proposal to replace the boiler is \$42,358.98.
 - The boiler has been ordered and we're expecting it to show up in early June 2022.
- Summer Inspections
 - Refer to the "Management Report" above
- Dumpster Issues
 - Since there are still issues with people placing trash in the dumpster, as well as illegal dumping, the BOD has instructed RMCM to by signs delineating where access is to open the dumpster and signs for video recording.
- Dir.Himes asked how the HOA would like to handle in unit heat issues.
 - The BOD feels that if the issue is not building wide, that the owner should contact a plumber and go from there, versus involving the property manager.
 - RMCM is going to talk to the mechanical contractor for the HOA and see if he would be willing to attend to most of the repairs within the units as he already knows the HOA system.
- Dir. Marie asked RMCM to speak with ResortInternet and see if there are any issues with the cable service and specifically the Wally boxes. Specifically there is one owner that is having a large problem with the Wally.

NEXT MEETING DATE

- The next meeting is scheduled for May 20th, 2022 at 1500.

ADJOURNMENT RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 3:51 p.m.