

**Las Vistas HOA  
Board Meeting Minutes  
Thursday, March 21<sup>st</sup>, 2019  
Teleconference  
4PM**

**Present:**

**Directors**

Byron Phillips  
Brad Cohn  
Jo Norris  
Bob Shanley  
Ray Robbins

**Management**

Steve MacDonald  
Abel Vega

**Call to Order**

The meeting was called to order at 4:03pm MST.

**Approval of Last Meeting Minutes**

Brad motioned to approve the November 8<sup>th</sup>, 2018 Board meeting minutes, Jo seconded, and all were in favor.

**Financials**

Steve discussed the financials. The association has \$144,645.36 in total cash. The 6-unit building reserves grow faster than other buildings. The reserves were broken down by unit to help with building specific costs, per the association's attorney. All line items were under budget besides landscaping and holiday decorations. Landscaping is on budget and the holiday decorations budget was over by \$280 due to an increase in decoration removal costs. Any additional money remaining at the end of the year, will be moved to the Capital Improvement Reserve Master Account. The building maintenance line is under budget and was used for the roof and building inspections.

**Old/New Business**

**Landscaping Update**

Byron stated that there is an owner request on the table concerning landscaping. This a request by the Krohns to have specific trees removed to enhance their unit's view corridor. Byron motioned to not cut down the trees. Bob made a motion to table the discussion for now. Brad seconded Bob's motion. All were in favor. Byron and Brad will take the liberty to walk the property to see what is needed for all remaining landscaping.

**Kern Stucco Walk Through**

Paul & Kern were unable to find some of the stucco cracks during their last walk through. They will be looking to do another walk around once the snow melts.

### **Roof Inspection Results**

Steve stated that 33-34-35's roofs need to be replaced. Even with the roofs being shoveled, leaks are being found. The cost of the new roofs will be billed to the triplex. We have reviewed the bid from Turner Morris and the total cost came to \$74,748.00. VMC will continue to acquire bids for the project and will send them to the board and owners for review. Steve stated the board should notify all owners of their roof's age at the next annual meeting. Byron requested VMC look into the ages of the garage roofs. Ray motioned to notify the triplex owners that they will need to repair their roofs. Jo seconded the motion. All were in favor.

### **Dyer Vents**

Brad made a motion that the cleaning of the dryer vents be mandatory with the association paying for the work to be done from the common reserve. Bath vents are optional and would be an individual owner expense. Ray & Jo seconded the motion. All were in favor.

### **Next Meeting**

Next board meeting TBD.

### **Adjournment**

The meeting was adjourned at 4:47pm.