

**Las Vistas HOA
Board Meeting Minutes
Wednesday, September 15th, 2021
Zoom Conferencing
4:00 PM**

Present:

Board Members

Ray Robbins
Michael Hoff
Brad Cohn
Carrie Tedstrom
Oleg Shikverg

Owners

Andy Miller
Frank Navarro
Christie Smith
Mary Buckius

Management

Steve MacDonald
Abel Vega
Mac Garnsey

Call to Order

Ray Robbins called the meeting to order at 4:06pm MST.

Approval of Last Meeting Minutes

Brad Cohn moved to approve the last Board meeting minutes. Ray Robbins second. All were in favor.

Financials

Balance Sheet

Mac Garnsey stated the financials are as of August 31st. The Balance Sheet shows a total of \$244,354.70 in assets and a total of \$208,354.70 in equity. Working Capital was not included on previous Balance Sheet and has since been broken out into its own line item. Working Capital is an account that owners pay into when they purchase their unit. It is equivalent to one quarter of dues. These funds are not usually allocated for use and are instead left for emergency reserves.

Budget vs Actuals

The Budget vs Actuals shows expenses as of August 31st. Mac Garnsey stated this does not show the true year end totals. The Annual Meeting financials showed a forecast of what to expect. We are still waiting for landscaping, irrigation, and any other outstanding expenses to come in.

Aging

Ray Robbins stated 0-60 days is not past due. These outstanding balances will be realized with the next quarter's payments. There is one account that is significantly past due. Steve MacDonald stated that the owner of this account has made payments towards their balance and have agreed to a payment plan. If this is payment plan is not adhered to the Board will pursue legal action.

Year End Financials & Next Meeting Dates

Mac Garnsey stated the year end financials will be closed out and sent to the Board for review in the next 30-days. Mac Garnsey recommended moving the upcoming meeting dates to early January, early April, and mid July to help with providing full quarterly financials at each meeting. Ray Robbins stated the Board will discuss meeting dates and get back to VMC.

Old/New Business

Roof Drain Covers

Ray Robbins asked if roof drain covers have been either installed or replaced on the roofs and if cleanings were done. Abel Vega stated the drain covers were installed and cleanings will be done once the leaves all finish falling.

Trees

Ray Robbins stated Christie Smith has worked with two arborists to assess the trees. Christie Smith stated that COVID delayed and sometime prevent routine maintenance. Many trees require trimming and removal. The guidelines being used are if the tree is sick, dying, in close proximity to buildings, causing existing damage, out of code, or fire hazards will be addressed. Estimates range from \$4,000-6,000 depending on the level of service the association would like done this year. Main concerns are pruning and removing any sick trees. The tree removal portion is not included in the estimates, only pruning, and trimming. Tree spraying will not be done this year. Ray Robbins stated he will give owners the opportunity to voluntarily pay into the tree pruning and removal fund if they choose to have additional work done near their unit. Carrie Tedstrom moved to use funds from the tree spraying line item for the tree removal project. Brad Cohn second. All were in favor.

Eagle River Water & Sanitation Backflow Requirements

Steve MacDonald stated that all required work was completed.

Camera Sewer Lines

Ray Robbins stated that he would like to know the cost to camera each sewer line to look for damaged. Abel Vega stated VMC will look for estimates and report back to the Board.

Election of Officers

Ray Robbins elected Ollie Hickel as Treasurer. Brad Cohn second. All were in favor. Carrie Tedstrom volunteered for President. Ray Robbins second. All were in favor. Ray Robbins volunteered for Vice President with the intentions of stepping down. Ray Robbins also stated VMC & Abel Vega assist with Secretarial duties. Ray Robbins also thanked Christie Smith for her time working with and helping the Board.

The Board of Directors will consist of the following Officers:

Ray Robbins – President

Carrie Tedstrom – Vice President

Ollie Hickel – Treasurer
Michael Hoff – Member at Large
Brad Cohn – Member at Large

Next Meeting

Next board meeting TBD.

Adjournment

Oleg Shikverg moved to adjourn. Carrie Tedstrom second. All were in favor. The meeting was adjourned at 5:18pm.