

# CAMELBACK VILLAGE CONDOMINIUM ASSOCIATION

Kurt Schroeder President  
Lauren Hawkins Vice President  
Mark Enell Treasurer  
Aimee Haywood Secretary  
Robin Guinan Director at Large

**BOARD OF DIRECTORS MEETING. August 29, 2022 @ 6:00 P.M.**  
**Virtual and In-Person at Camelback, Unit 2959 in Community**

## AGENDA

### I. CALL TO ORDER 6:02 pm

### II. OWNER'S COMMENTS Bushes are growing into the sidewalks, need to be trimmed down. fire extinguishers inside door of meeting room need to be checked as well. furnace filters to be changed in the fall – follow up; Amazon damaged garage door; chimney caps; 2969 downspout issues – needs to be replaced with one that drains into the rocks.

### III. APPROVAL OF PRIOR MEETING MINUTES

- i. May 2022 Minutes – **Motion Made Seconded and Approved**

### IV. TREASURER'S REPORT

- i. Monthly financial statements:
  - i. July 2022 Motion Made Seconded and Approved

### V. COMMUNITY REPORTS

- Introduce Tammy from Olive Real Estate, new Property Management Company

### VI. UNFINISHED BUSINESS

- Front Gate: Gate is functional, but we are waiting on gate sensor that was previously damaged.
- Electrical Repairs by Stairs south of 2935: Completed by Smith Electric
- Northside Fence Repair: Complete
- Speed Bumps Repair: Complete
- Safety Issues/Concerns:
  - Near Fire Lane sign there is still an exposed J Box that is a trip hazard. Rowcal did not complete so HOA is working with Olive to choose a decorative post to cover the J Box.

- *Protruding concrete in front of 2901 is part of larger community repair of asphalt and concrete.*
- *Dryer Vent Cleaning - this is an owners expense*
- *Chimney caps – to get a bid it will be either \$100 per building, or another a quote of \$3,000 to get a bid*
- *2969 – exterior faucet leaking water behind the siding*
- *2969 -balcony floor is rotted, membrane has slits in it that could allow water into the residence*
- *2969 – downspout to the left of the foyer front door is smashed and damaged*
- *Back row middle east stairway – rusted and needs repaired or replaced*
- *Cleaning of Street Drains:* Olson Plumbing to complete / In Progress  
Waiting to hear from Olsons on when it is scheduled.
- *Pillars outside of some front entries disintegrating:* On Hold
- *Community Electrical Issues:*
  - Front Entry Light Fixtures in 2963 and 2973 bulbs need replaced: In Progress, (Olive give status update)
  - Doorbells in 2963 aren't working: In Progress (Olive give status update) Smith Electric was contacted for these electrical issues.
  - Lighting in back section by 2937 half functional
  - Ask Community about any other Electrical Issues
- *Large expense items needing repair & Community Loan Status Update:*
  - Replacement of Wood Shingles due to Fire Danger /Shake Shingle Replacement Ideas and Bids
    - *Cheyenne Mtn Roofing*
      - Asphalt shingles - - \$418,082
      - Brava Shake Class A - \$877,912
      - Metal Shingles - \$1,257,151
    - *Rampart Roofing*
      - GAF Shingles - \$249,646
      - Malarkey Windsor Class 4 shake shingles - \$390,930
      - Synthetic Shake Shingles - \$536,582
    - *Shamrock Exteriors*
      - Hardi Composite Shake - \$875,970
      - Hardi Lap Siding - \$652,400
      - Stucco - \$480,400
  - Repair of parking lot / PAVING BID – McDonald Paving - \$97,385. This would be milling all of it, some would need to be milled deeper than other areas. He was heading back out to see about paving the areas by the mailbox for additional parking, he did not feel the cost would be that much more / We could get a temporary patch done by the gate for \$800 (Tammy does this include regrading/upgrading the drainage?)
  - Asphalt pathway repair circling community

- Repair of concrete issues
- Buildings needing Foundation Repair
- Upgrade and Ongoing Repair of Outdoor Electrical
- Community tree trimming and removal due to fire danger and fence damage / ARBORIST BIDS
  - Sav A Tree - \$2,825
  - Front Range Arborist - \$\$4,800
- Loan Status: Olive has been doing an extensive evaluation of the property and acquiring bids from various contractors to get a better idea of how much money we need to apply for. (Olive to give status on bids and timing of possible loan application)
- Capital repair fee status "Proposal of a Monthly Capital Repair Fee (instead of special assessments we ask for a monthly fee to pay this one month at a time for a specified need) For example, instead of a \$2,000 assessment, owners would pay approx. \$166 per month in capital repair fee.

## VII. NEW BUSINESS

- Fire Extinguisher Testing & battery changing: Olive will be given keys to access back of building stair areas to check extinguishers. All other areas have been checked and completed.
- Commercial Vehicle Complaints by Community HOA is working with legal on this issue to make sure we are following bylaws properly. Starting Oct 1 we will be asking all owners/renters to register their vehicles (free of charge to you) with property management. Multiple reasons for this, one of which is security and other of which is Board can review any vehicles that may not be able to park here on a one-by-one basis as people move in. We are taking our time on this issue to make sure we follow bylaws but also allow people who may need to park their vehicles elsewhere to have time to do that. A notification with more details will be sent out to all owners and renters with more information.
- Carpet Cleaning Common Entryways / CARPET BID
  - Insource Carpet -\$2,000, more bids being acquired
- Landscaping in Common Areas / Entrance / Other Common Area Proposals Resident must get approval (yearly) on any work they'd like to do to assure current community guidelines and plans are being followed.
- Leaking Garages: In Progress, problem being assessed
- Exterior Doors need to match existing color: Bylaws state new doors must match exterior color. If not, Olive will contact you about paint color to paint your door
- Flag replacement for Community New Flag in shop, needs to be hung up
- Vehicles driving to fast and recklessly around corners in Community Olive has received complaints of vehicles driving too fast and almost hitting pedestrians or other vehicles, please drive safely.

- Amazon Driver hit garage – Amazon has been contacted, waiting to hear back
- Side gate – unlocked from one side, not both.

**VIII. EXECUTIVE SESSION**

- i. Confidential Issues, Community Dismissed

**IX. TIME AND PLACE OF NEXT MEETING**

- November 9, 2022 at 6pm, Building 2959

**XI. ADJOURNMENT:**