

575 Valley Street Warehouse Condominium Association, Inc.  
Board Meeting  
September 30, 2020

Jared Reid called the meeting to order at 8:40 am. Quorum was established. Members present were Jared Reid, President/Secretary, Jeff Thornton, VP/ Treasurer, Randy Anderson, Member at Large and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Jared motioned; Jeff seconded; to approve the minutes from September 17, 2019 and November 15, 2019. Motion carried.

#### Financial Report

- As of August 31, 2020: Operating balance \$7182.51; Reserve \$7993.13.
- One owner is more than 30 days past due.
- Randy motioned; Jeff seconded to approve the 2021 budget. Motion carried. The dues will increase \$20 per month so more money can go into the reserves for future repairs.

#### Unfinished/New Business

- The weeds were bad this year. They had to spray 4 times, 2 of the sprays were warranty work.
- All board members are rerunning for the board this year.
- Annual meeting November 12, 2020 will be cancelled due to Covid-19. The annual meeting will be a mail in meeting only. There will be a Zoom session for owners to ask questions on November 12<sup>th</sup> at 8:30 am.
- Jared, Randy, Jeff, Kristie, and Nic from Monarch all met to go over the property lines and drainage into Valley Street. Nic moved the fence and put in a berm to divert the rain runoff to the street before it comes over the hill into Valley Street.
- Jared is going to get Valley Street a bid for fixing the drainage area behind #1.
- Jared will do the annual roof check and will let everyone know the roof's condition.
- Kristie will call Nic from Monarch to make sure he is still doing snow removal it needed.
- Kristie received a bid from Seal Coat Solutions to put sealcoat of the parking lot. It also suggested we fix a few spots in the asphalt. Kristie is to get a second bid.
- Concrete Xperts fixed the valve clean out areas in the parking lot.
- Jared is going to get Valley Street a bid for fixing the drainage area behind #1.
- Kristie talked with El Paso County Engineering and Planning about adding a parking lot in the rock area in front of #10. The first step is to submit a Site Development Amendment Plan. That costs \$1847.00 to have it reviewed, it can be revised 3 times with no additional charges. When Jared talked to planning, they were not hopeful that it would be approved at all.

The meeting was adjourned at 9:28 am.

Kristie McKitterick took the minutes on behalf of the Board.