

**DRAKE LANDING ASSOCIATION
BOARD MEETING**

May 19, 2023

2:00 pm

Minutes

I. CALL TO ORDER

1. The meeting was posted on the HOA website in advance.
2. Meeting attendees:
 - Tim Colton, President
 - Paula Ramey, Vice President
 - Laura Snow, Treasurer
 - Brooks Rarden, Secretary
 - Bruce Anderson, B8
 - Steve Wahl, SRG

II. OWNERS FORUM

Bruce Anderson was the only non-Board member present at the meeting. Bruce is a former Board member who provides advice related to the property as an original owner at Drake Landing.

III. APPROVE MINUTES FROM LAST MEETING

2-10-23

1. No modification or corrections to the minutes were requested.
2. A motion to approve the 2/10/23 minutes was made by Tim Colton seconded by Laura Snow and approved unanimously.

IV. FINANCIALS

Year End Financials 3/31/23

March 2023 close reports:

Balance Sheet

\$6,692 in operating

\$220,233 in reserves

(still carrying the \$36,929 owed from reserves to operating)

Profit and loss vs budget

Reports \$92,731 of actual expenses vs \$91,851 of budgeted expenses, over budget by \$879. This is a 1% overage during a time of 10% inflation.

Parking snow removal was \$9,865 under budget, roof snow removal was \$3,100 over budget, natural gas was \$4,982 over budget and electricity was \$2,495 over budget.

All dues have been paid in full.

V. RATIFY BOARD ACTIONS VIA EMAIL

- 1/26/23 December Reserve Transfer approval
- 2/1/23 A4 Flooring Request Disapproval
- 2/7/23 Building A Hot Edge Approval
- 2/14/23 Minutes Approval for 2/10/23 BOD Meeting
- 2/15/23 Annual Meeting Venue Approval
- 2/27/23 C5/C6 Moisture Test Approval
- 3/17/23 Insurance Renewal Approval

A motion to ratify the board actions via email was made by Laura Snow, seconded by Paula Ramey and was approved unanimously.

VI. MANAGING AGENT'S REORT

Completed Items

- 2022 Tax Returns Completed & Returned
- DORA Registration Completed
- Insurance Renewal Completed
- Annual Fire Sprinkler Inspection Completed
- C5/C6 Interior Drywall Repairs Completed from Roof Leak
- Trash and Hot Tub lock codes changed on 5/1/23
- Hot Edge Installed on E Building by State Farm Office

Current Actions

- Open crawl space ventilation
- Heat tape circuit mapping
- D Building Roof Strategy w/NW Roofing

OLD BUSINESS

1. Irrigation monitoring system
2. Gas meter repair
Xcel contacted ref# 1077793254
3. Gas rates
The board does not want to pursue a rate lock at this time.
4. D Building Roof Update
Steve is working to set up a meeting with NW roofing to come up with a solution in order to avoid leaks next year.

NEW BUSINESS

1. 2023 Projects
 - Asphalt Overlay - \$110,852 allocated
 - Fencing Wrought Iron - \$2,986 allocated
 - Spa Filter - \$7,053 allocated
 - Roofs, C bldg. – allocated in 2024, \$150,000
2. Challenge about better shoveling next year

2. Property Walk Items

- Building D south painting
 - Green siding painting and repairs
 - Garage doors
 - Horizontal ground level boards
- Recycling
- Asphalt, patching of low areas that are currently aligating
- Building D Roof
 - Steve has contacted Scott at NW Roofing about meeting to come up with a solution to avoid any leaks next season.
 - Work needs to get done while the weather is good and before monsoon season.
- Irrigation monitoring system, need to review technologies and options
- Handicap parking, get the six existing handicap spots repainted with blue square handicap symbols, paint hash lines and paint curbs blue. See if Town of Frisco will install handicap signs on Ten Mile side by existing handicap spot.
- Stone repairs – E building south chimney & B building south end corner
- Grass – replace small lawn sections with matching large stones? Turn off those irrigation zones?
- A building roof at NE corner, dripping on sidewalk and causing ice. Repair with a drain gutter.

3. Universal Recycling Program

- New county program effective July 1, 2024.
- What exactly are the requirements?
- 50% of waste capacity has to be dedicated to recycling?
- Any new trash buildings necessary?
- Dedicate one of three trash buildings to recycling?
- Signage
- Add 96-gallon recycling bins?

VII. NEXT MEETING DATE

- 8/11/23 @ 2:00
- Annual Meeting 10/14/23 @ 10:00

VIII. ADJOURNMENT

- A motion to adjourn the meeting was made by Brooks Rarden, seconded by Laura Snow and approved unanimously
- The meeting adjourned at 2:38