

**OSPREY RESERVE HOA
BOARD OF DIRECTORS MEETING
Minutes
March 20, 2023
4:00 PM MTN**

1. Call to order
 - a. The meeting was called to order at 4:02
2. Roll call
 - a. The meeting was posted on the HOA website
 - b. Meeting attendees were:
 - i. Ed Ozark, Secretary/Treasurer
 - ii. Ben Coopersmith, President
 - iii. David Henderson, Vice President
 - iv. Kevin Lovett, SRG
 - v. Steve Wahl, SRG
3. Owner comments
 - a. Other than Board members, no other owners were in attendance
4. Approval of Minutes
 - a. Approval of November 3, 2022 Board of Directors Meeting Minutes & December 1, 2022 Budget Ratification Meeting
 - b. A motion to approve the above minutes was made by Ben Coopersmith, seconded by David Henderson and approved unanimously
5. Ratify Board actions via email
 - a. 1/6/23 Trash Contract Approval
 - b. 1/26/23 BOD Meeting Date Approval
 - i. A motion to ratify the above actions via email was made by Ed Ozark, seconded by David Henderson and approve unanimously
6. Financials
 - a. Year End, December 31, 2022
 - i. Balance Sheet

1. Alpine Operating	\$6,899
Less operating Account Payable	(\$400)
Plus operating Accounts Rec.	<u>\$538</u>
	\$7,038
2. Working Capital	\$7,476
Reserve	\$25,999
Less reserve accounts payable	<u>\$0</u>
	<u>\$33,475</u>
3. Roof/Siding reserve Total	\$250,000
 - ii. P&L
 - Operating expenses are \$144 under budget for the month of February and \$4,250 under budget YTD.
 - Net operating income year to date is \$3,896
 - iii. Special Assessment
 - The Roof/siding special assessment on the 2023 ratified budget will be

invoiced on 4/1/23 and due 6/1/23.

7. Managing agents report

a. **Ratify Actions Via Email**

1/6/23 Trash Contract Approval

This was modified by Timberline and sent as an Esignature document to Ben, additional modifications to the contract were requested by Ben.

b. Completed items

-Entry light repair

-Insurance Renewal

The State of Colorado holds the HOA policy the primary coverage regardless of owner's HO6 policy coverage. The owner can be billed for the deductible but the claim still affects the HOA's insurability. The Board may want to raise the HOA deductible in order to reduce potential claims by forcing the claim on the owner's HO6 policy.

-Critter Policy sent to BOD

Does the new critter policy cause the vole mitigation to be unnecessary?

The new policy covers critter penetration of the building, the vole policy covers voles in the yards.

c. **Old Business**

-Landscaping 2023 Maintenance Services

\$16,900 annual budget

RFP was sent to:

Rocky Top – proposal attached.

G&G Landscaping – not taking on new customers

Greenscapes – proposal attached

Neils Lunceford – not taking on new customers

Hood Landscaping – not taking on new customers

-A motion was made by Ed Ozark to approve the Rocky Top proposal for 2023, the motion was seconded by Ben

Coopersmith and approved unanimously

-Voles; plan to continue treatments

A motion was made to continue the vole mitigation program for 2023 by Ben Coopersmith, seconded by Dave Henderson and approved unanimously.

-Spruce treatments planned for this year (every other year)

A motion to approve the tree spraying program for 2023 was made by Ben Coopersmith, seconded by Dave Henderson and approved unanimously

-ENPHA

2022 Grant trees to be planted in Spring, already confirmed with Rocky Top

2023 Grant Program, communicated with new president, they are hoping to continue with the program, they will reach out to us with details

d. **New Business**

-2023 Annual Owner Meeting; ENPHA Clubhouse, July 8th, 3:30 pm. Official notice to be sent the week of June 5th. Ben Coopersmith's term is up for re-election. Discussion items:

- Roof /siding assessment, statements will b sent April 1, payment due June 1, 2023
- Bids will be procured from roofing companies to assist with setting a roof replacement scope and RFP development. Roof committee to be created consisting of owner volunteers. This will be discussed with owners at annual meeting.
- SRG to send email to all owners about dryer vent cleaning.
- Suggestions for 2023 ENPHA grant program request
 - Waiting to get confirmation of the program extension, BOD leans toward additional tree planting request once the program is confirmed.
- Exterior painting
 - \$24,000 budget
 - 2902/2904, 2906/2908, 2910/2912, 2914/2916
 - RFP sent to Kibray Paint & Stain, DL Custom, Alman Painting
 - Bids attached
 - How many units to paint in 2023?
 - Painting 5 buildings exceeds the 2023 budget
 - Paint doors in 2023? This is budgeted in 2025.
 - drpainting to follow up on warranty painting, a walkthrough with drpainting, SRG and David Henderson will be done when the snow melts.
 - The paint used previously was Benjamin Moore

8. Next Board Meeting

- a. Wednesday, May 10 @ 4:00

9. Adjournment

- a. A motion to adjourn was made by Ben Coopersmith, seconded by Dave Hendrickson and approved unanimously.
- b. The meeting adjourned at 5:35.