

2020 – 1 – 18

SILVERADO II REGULAR BOARD MEETING MINUTES

Adam Block called the meeting to order at 9:07am

In Attendance:

Board Members:

Adam Block, President, #321, #622

Cody Porter, Secretary, #412

Clark Parr, Treasurer, #523

Frank Catanzarite, #311

Jim Eldridge TimeShare Rep.

Staff:

Brad McClain, General Manager

Owners:

Finn Haug, #623

Dianna Catanzarite, #311

Roger Hankey, #331, #621, #611

Kathleen Mallow, #421

Ken Mallow, #421

Owners Forum:

Adam Block welcomed the Board members and owners to the meeting. Finn has an issue with recycling. Overflowing. Ideas for solutions for recycling. Roger, Adam, and Cody offered to help with recycling when around. Revisit in March. Thank you Kathy for preparing the last minutes from November. Clark motioned to approve, Frank seconded, the minutes were approved.

Minutes:

The minutes from the November, 2019 Board meeting were approved as presented.

Treasurer's Report:

Parr presented his printed report.

Time shares continued to be normal. Rental income in Q1 was short of expected. Running below projections barely. 89k in the whole owners, equity of 78k. Transfers were made of 50k in November. We have executed the plan of moving funds to reserve fund. Sept reserve was 150k for whole owners. Everything consistent with plans so far. Used funds to fix the dry sprinkler lines. Unrealized expenditure for carpet will be used. Reserve fund at 148k, includes first 3 quarters of dues.

Parr stated that there are no plans for any deck replacements this year.

General Manager's report:

McClain presented his written report.

Discussed replacing the dry sprinkler, suggested completing the project. 3 more lines. Try to complete by May, June, September. Clark and Adam suggested prioritizing sprinkler repair over carpet. Brad may proceed with current fiscal year.

No issues with anything freezing.

Exercise equipment is in and nice. People are enjoying.

Small vandalism issues in the game room. Cameras are working.

Water heaters are working.

Still working on the coin laundry room. Need to replace the floor. Waiting on drains to be cleared before new floor is installed.

Door at 456 is broken, testing temperatures with door open. Maybe do the same at 123. Requests made to replace the door on 456.

Roger tested radon in 2 rooms. No issues.

Lights updated.

No new news on the potential development next door.

Discussion of 2020 Projects:

Decks if needed. Work in the garage for the remaining dry system. Clark suggested to continue to talk about everything added to the 10 year report, including potential elevator repairs. Suggestion to get an assessment study for repair/ replace of the elevators.

Other business:

Completion of moving all of the documents to a new secure site. Adam and Cody are still working on this. Clark will help with the document migration.

Insurance audit went well. Need more sand in the playground.

Meetings are the 3rd Saturday every off month.

The next meeting is March 21, 2020. A teleconference at 9:00am Denver time.

The meeting was adjourned at 10:07 AM