

Mirasol Senior Community
HOA Executive Board
10/26/2018
8:30 a.m.

Board members present: Jeff Feneis, Andy Bickers, Amy Irwin, Ron Grassi, Uwe Pahlen

Others: Sharlet Lee

Absent: Mike Hersh

President: Called the meeting to order at 8:30 am.

Jeff asked for a motion to approve the August 10, 2018 meeting minutes. Uwe made a motion to approve the minutes, and Ron seconded the motion. All in favor, and the minutes were approved.

New Business:

Review of members who are up for election

- Jeff Feneis
- Uwe Pahlen

New candidates will be nominated, and voted upon at Homeowner's Annual meeting on December 7, 2018.

Sharlet presented and reviewed the proposed 2019 HOA. The board had a prior working session with the management company to develop this budget.

The Common Area Fees and the Building maintenance fees will not have increases for 2019. The Owner of the Rental Properties will have a \$1 per month per unit increase and the Homeowner will have a \$6 per month per unit fee increase. \$2 of the \$6, will be deposited into the Capital Reserve account and the other \$4 increase is to cover increases in operating.

- Ron suggested tree trimming paid from the capital reserve account. Sharlet stated that the capital reserve account cannot cover the cost, but the operating reserve account could cover the cost.

Jeff asked for a motion to approve the 2019 budget. Ron made a motion to approve, and Uwe seconded the motion. All approved.

Budget will be presented at the Homeowner's Annual Meeting December 7, 2018 at 11:00 am with lunch served afterwards.

Sharlet reviewed the 3rd quarter financials

- Expenses are not over budget.
- Sharlet stated that there is no significant changes in the budget.

Sharlet spoke regarding the insurance coverage for the homeowner's. Sharlet stated she will have new quote in time for annual meeting. There will be a possible 5-6% increase for 2019. The insurance is bid

on each year. Current policy holder is with Brown & Brown. The three coverages we currently do not have are: flood, earthquake and umbrella. A representative from Brown & Brown will be attending the annual meeting to review the policy, and answer any questions.

- Ron is concerned about insurance coverage i.e., special assessment. Ron had questions regarding coverage.

The board discussed the HOA regulations and enforcement.

- Andy read the Colorado revised statute regarding political signs in windows
- Jeff suggested following the city code regarding political signs and having inside windows included.
- The board will consult with the HOA attorney regarding regulation. If attorney approves the regulation proposed board will adopt regulation and vote at the January executive board meeting.
- Ron spoke about the bench the Green House Homes employees use for breaks. He is concerned about the homeless population in the area moving the bench from place to place. Jeff suggested moving the bench to a permanent location to avoid the bench being moved. Ron & Uwe will chose a new place.
- The topic of cars in driveways will be revisited in January.
- The HOA declarations will be available at the January meeting.

Jeff adjourned the meeting at 9:22 am.

Next Executive Board meeting:

**January 25, 2019
Mirasol Event Center**