

**4/25/13 PHOA Meeting**

(notes by C.H.)

**Present:** Elizabeth Fischer, Linda Parks, John Mischke, Carol Herrick

**Elizabeth reported** \$57,000 in reserves. Spring clean-up and Insurance are next upcoming expenses. Insurance has gone up 25% as of May 10<sup>th</sup>.

**Waiting for painting** estimate from Matt Dumler, including cost for some gutter work pointed out during walk around (Carol and Elizabeth). John brought palettes of possible color combinations for painting the units. All enjoyed the color possibilities and gave opinions. John will continue to help with this. Decks will not be included in painting. Several decks need further upkeep. Letters and possible estimates from contractor will be sent to homeowners

**There is a second Taggart insurance claim** for a unit with internal waterleakage; \$1000 deductible. All agreed that we need a homeowners' vote on changing the policy to not cover internal damage in units. Not enough board members were present to vote on sending the letter out to homeowners. Elizabeth and Carol will compose the letter. Follow up is needed.

**John reported** that FEMA has not yet adopted Boulder's new 500 yr. flood plan which will eliminate need for flood insurance, but will probably do so by early next year.

**Landscaping:** Elizabeth will call Lonny to fix damaged part of sprinkler system and do general clean-up. We have three bids for possible change of landscapers. The plan this year is to improve sprinkler system and prioritize areas that need attention – bare areas (no grass), trees that most need pruning and junipers that need to be removed.

**Maintenance and Upkeep: (1)** Elizabeth sent a letter to the Kellys regarding trash, cigarette butts, dog poop in vicinity of their renters' unit. **(2)** Unit next to Elizabeth badly needs deck replacement; owner will again be notified. Need to find out if the plan is do this. **(3)** Carol brought up that exposed trashcans are unsightly as well as concerns of general upkeep in private areas. It was discussed that the by-laws require that trashcans be kept in garages and private areas be kept neat. Follow up is needed on this.