

THE WIMBLEDON CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Hudson Real Estate

Meeting by Zoom

Boulder, Colorado

MARCH 24TH

6:00

MINUTES

Board Members in Attendance – Lloyd Wilcox, Diane Smith, Chris Goodman and Katharine Kane

I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM – 6:05 PM

II. ELECTION OF OFFICERS 2021-2022 – tabled until next meeting for full board discussion

III. HOMEOWNERS OPEN FORUM

Please limit your time to 3-5 minutes.

IV. APPROVAL OF FEBURARY 2021 MINUTES – Diane motioned, Katharine 2nd, unanimously voted in favor.

V. DISCUSSION OF FINANCIALS – Diane motion, Katharine 2nd, unanimously voted in favor.

- a. FEBUARY 2021**
- b. Reserve fund \$1,897,373**
- c. YTD General Operating Expenses: \$376,853**
- d. YTD Budget: \$8413,362 (under budget by \$36,509)**
- e. YTD Reserve Expenses: \$216,083**
- f. YTD Reserve Budget: \$218,375 (under budget \$2,291)**

VI. MANAGERS/MAINTENANCE REPORT- MATTHEW POWER

VII. MANAGEMENT REPORT

- a. Gas usage/bills for February – Discussed gas usage letter that was sent to all owners.**
- b. Delinquency/Legal \$32,952 currently past due. Demand letters will be sent to past due owners. Some owners are past due after the new accounting system was implemented and have not signed up for a new payment method. Hudson is working with those owners to help them get set up on the new payment system.**

VIII. OLD BUSINESS

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- a. Electrical Upgrade Electric Panels – **Xcel is expected to complete the final phase of the panel replacement project by Summer.**
- b. Credit Card Washer/Dryers – **No update**
- c. Tennis Courts Legal Executive Session

IX. NEW BUSINESS

- a. Pool Security and gate repair – **Gate repairs to the pools will be completed prior to pool opening. Locks will be replaced. Some gates will be repaired and others will be replaced. Additional fencing will be looked into to prevent unwanted access.**
- b. Chiller repair – **Fall 2020 chillers were using so much water when the pumps were running. Electronic fill valves can be installed to monitor water level and reduce water consumption - \$5,877 to install monitors on all three Phase 2, 4 and 5.**
Diane motioned to approve the \$5,877 proposal to add electronic fill valves on the three chillers that need them, Lloyd 2nd, unanimously voted in favor.
- c. Review quote from Timberline
- d. Sewer line repair Phase 4 - **Camera'ing is scheduled for line inspection.**

X. OTHER ANENDA ITEMS

XI. ADJOURMENT To Executive Session Legal - 6:35 PM

Next Board meeting April 28th .