

# THE WIMBLEDON CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

Hudson Real Estate  
Meeting by Zoom  
Boulder, Colorado  
December 2nd, 2020

5:45 pm

## I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Meeting called to order: 5:49 pm

Board Members in attendance: Diane Smith, Lloyd Wilcox, Katharine Kane, and Sarah Robertson.

Managers in Attendant: Jon Lang, Anthony Feldmann, and Matthew Power.

## II. HOMEOWNERS OPEN FORUM

- a. Complaint John Schemme. John called in to the meeting. Concerned about the debris that got into his water lines in August. Asked if we could do any further mitigation to reduce future water line issue. Board would like to get some advice from an expert to see what they would recommend.
- b. ACC approval Cork Floors M-314.

Katharine made a motion to approve, Sarah seconded the motion, unanimously voted in favor.

## III. APPROVAL OF OCTOBER MINUTES

Katharine motions to approve October minutes removing unit numbers in delinquency report, Diane seconded motion, unanimously voted in favor.

## IV. DISCUSSION OF FINANCIALS

- a. October 2020  
Operating Fund Balance – \$3,419.41  
Operating Expenses – \$24,015.13  
Operating Budget – \$54,797.00

Reserve Balance – \$1,680,726.54  
Reserve Expenses – \$44,061.38  
Reserve Budget – \$347,700.00

Diane motions to approve financial statements, Lloyd seconded, unanimously voted in favor.

## V. MANAGERS/MAINTENANCE REPORT- MATTHEW POWER

- a. Water leak in W, Timberline repaired line.

- b. Timberline suggested that the boilers need an additional heater exchanger to store the water and keep it hot.
- c. Hot water leak in crawlspace of A has been resolved.

#### VI. MANAGEMENT REPORT

- a. Delinquency/Legal
- b. Discussed delinquencies.

#### VII. OLD BUSINESS

- a. Electrical Upgrade Electric Panels. Waiting for Xcel to get involved.
- b. Credit Card Washer/Dryers. Katharine has followed up with Clear Token. Will continue to follow up.
- c. Insurance Letter. We are waiting for Bruce Johnson at State Farm to get approval from corporate office.

#### VIII. NEW BUSINESS

- a. Date of Annual meeting.  
Katharine motions to hold the meeting on January 27, 2020, via Zoom, Sarah Seconded, unanimously voted in favor.
- b. Request for Materials W-129 (Attorneys letter attached)  
Jon is going to follow up with our attorney regarding our policy.
- c. Landscape Bids for 2021 Season – Katharine suggested that Jon contact Native Edge, and requested that we use organic products. Jon is going to follow and get bids.

#### IX. OTHER AGENDA ITEMS

#### X. ADJOURNMENT TO EXECUTIVE SESSION

Meeting adjourned at: 7:45 pm  
Next Board meeting: January 27, 2020