

THE WIMBLEDON CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

Hudson Real Estate
Meeting by Zoom
Boulder, Colorado
FEBRUARY 24TH
6:00

I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Diane Smith called the meeting to order at 6:00 pm. Quorum is established.

Board Members in attendance:

Katharine Kane
Lloyd Wilcox
Diane Smith
Sarah Robertson
Chris Goodman

Managers in attendance:

Jon Lang
Matthew Power
Anthony Feldmann

Homeowners in Attendance:

Joe Tarango
Stuart Brackney
Arleen
Valentine Berberian
Jacob

II. ELECTION OF DIRECTORS SECRET BALLOT

A. Section 4.9 Bylaws

Quorum has been met for the secret ballots.

Diane motions to have attorney count the ballots. Katharine seconded the motion.

Unanimously voted in favor.

III. HOMEOWNERS OPEN FORUM

Joseph Tarango requested that owners have access to electrical panel. The board will discuss in New Business.

IV. APPROVAL OF DECEMBER 2020 MINUTES

Diane motions to approve December 2020 minutes. Katharine seconded the motion.

Unanimously voted in favor.

V. DISCUSSION OF FINANCIALS

a. JANUARY 2021

Operating Fund Balance – \$1,386.35

Operating Expenses – \$293,873

Operating Budget – \$332,525.00

Reserve Balance – \$1,889,715.00

Reserve Expenses – \$215,115.55

Reserve Budget – \$199,900

Katharine motions to approve the January 2021 financials. Diane second the motion. Unanimously voted in favor.

VI. MANAGERS/MAINTENANCE REPORT- MATTHEW POWER

February 2021:

Plumbing

- Sewer line Phase 5 garage. Red Star replace PVC
- Frozen domestic cold water supply Phase 4 garage. Red Star replace heat tape.
*getting bid to replace all old heat tape.
- Sewer line leak between R-113/114. Common Line. Red Star in process of repairs.

Snow

- Feb 12 - 2"
- Feb 14 - 3"
- Feb 18 - 6"

HVAC

- Timberline working on bid for venting at phase 4 chiller room/pool

VII. MANAGEMENT REPORT

a. Delinquency/Legal

All delinquencies have been cleared that were at attorneys for collection.

b. Software update

Homeowner has concerns regarding the security of the new portal. He will send Jon an email regarding this and Jon will ask the software company that runs it.

VIII. OLD BUSINESS

a. Electrical Upgrade Electric Panels

Electrician is waiting for Xcel to schedule a time to finalize project.

b. Credit Card Washer/Dryers

We have not found a vendor that installs the Clear Token. Katharine will continue to look for vendors.

IX. NEW BUSINESS

a. Pool Service contracts 2021

Bids for pool service, PeakOne and Hydro-Dynamic

Sarah motions to continue with Peak One for 2021. Katharine seconded motion. Unanimously voted in favor.

b. HVAC annual Maintenance Contracts

Bids on service agreement, Timberline and Westec.

Diane motions to stay with Timberline for 2021. Katharine seconded motion. 4 in favor 1 not in favor.

c. Tennis Courts Legal Opinion - Executive Session

Board adjourned to executive session.

d. Policy for Homeowners to access Electrical Panels

Current Wimbledon policy does not allow owners individual access to electrical panels.

Diane motions to contact our attorney to get an opinion on owner access to electrical panels. Katharine seconded motion. Unanimously voted in favor.

Diane motions to get a statement from Xcel regarding owner access to electrical panels. Sarah seconded motion. Unanimously voted in favor.

e. Ratification of 2021 Landscape Contract approval by Email

Katharine motions to ratify email decision to renew landscape contract with Brightview for 2021. Diane seconded motion. Unanimously voted in favor.

X. OTHER ANENDA ITEMS

XI. ADJOURMENT To Executive Session Legal

Meeting adjourned at 7:50 pm.

Next Board meeting March 24th.