

**THE WIMBLEDON CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Hudson Real Estate
Meeting by Zoom
Boulder, Colorado
May 26TH
6:00**

I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Diane called to order at 6:09 PM. Quora is established.

Board members in attendance: Katharine Kane, Chris Goodman, Sarah Robertson, and Diane Smith

II. HOMEOWNERS OPEN FORUM

Please limit your time to 3-5 minutes.

Homeowner requests a front door replacement approval N-301. The board will review the Boulder code and propose a standard door.

Homeowner has a question about the billing system. John directed him to Nancy. Anthony explained how the system works and will follow up with Joe regarding same.

Homeowner has a question regarding smoking policy on property. Concerned about tenant smoking below her unit. Board agrees to refer to Molly regarding our ability/liability regarding this.

Homeowner has concern regarding washing machines in laundry room in building Q. Homeowner will follow up with Matthew regarding which machines.

III. APPROVAL OF APRIL 2021 MINUTES

Katharine motions to approve April 2021 meetings, Diane 2nds. Unanimous votes in favor.

IV. DISCUSSION OF FINANCIALS

a. APRIL 2021

Reserve Funds: \$1,735,545

YTD General Operating Expenses: \$535,279

YTD Budget: \$565,095

YTD Reserve Expenses: \$230,067

YTD Reserve Budget: \$255,325

Diane motions to approve April 2021 financials, Katharine 2nds. Unanimous votes in favor.

b. BOIL New signature cards

John will send Diane information to contact banks regarding signature cards. Sarah and Katharine will update signing card for account they set up.

c. Audit Draft

Diane is reviewing.

V. MANAGER'S MAINTENANCE REPORT- MATTHEW POWER

Maintenance Report

May 2021

Wimbledon Condominiums

Pools:

- Phase 2 & 4 are open now
- Phase 5 repairs
 - chlorinator
 - circulation pump
 - both parts installed 5.22 but today 5.25 pool still green and unusable. Called PeakOne for service inspection on 5.24, should know more by meeting tonight.
- need to repair storage cabinets under stairs at both phases 4 & 5. Daniil Yusonof repair in June
- need to order another 6 chaise lounge chairs.
6-pack of chaise = \$900 from HDSupply. I ordered 1 6-pack already, but each pool only has 2 chaise each. Thoughts?
- gates and railings are still being finished. Install in June

Landscaping:

- still waiting on Brightview to offer suggestions on breezeways at I, M, N, R
- pressure reducing valves installed for sprinkler systems at Phase 4 & 5. Pressure reduced from 120psi to 70psi. Redstar repair aprox \$3k

HVAC:

- Chiller @ F,G
 - wiring issues, timberline repair
- Chiller @ phase 2
 - cracked cooling tower circulation pump
 - cracked condenser barrel
 - timberline to repair as soon as parts are delivered (aprox \$26k)

VI. MANAGEMENT REPORT

a. Delinquency/Legal

Over 90: \$2,869

Over 60: \$100

Over 30: \$4,275

Total \$ 7,244

VII. OLD BUSINESS

a. Electrical Upgrade Electric Panels

Noticed have been posted regarding power outage for N and M.

Notices will be posted on P, Q, and R. The project will be done on June 16.

b. Credit Card Washer/Dryer

Katharine spoke with owner of Clear Token regarding credit card payment on washers and dryers. Quote for all install on all machines and a payment plan for \$10,017 paid over 9 months.

Diane motions to approve Clear Token card machines being installed on all machines and a motion to raise the cost by \$.25 per load. Sarah seconds. Unanimous votes in favor.

c. Opening Pool 2021 Season

Pools will be open this year. See Managers report for details regarding pool furniture. Matthew is working on updating planters at each pool.

d. Update on Pool fencing

e. See Manager's report above.

VIII. NEW BUSINESS

a. Repair Phase II Chiller

Barrell is on order.

b. Landscape Upgrades

See Manager's report above.

c. Brick and Block Repairs

Need to be repaired.

IX. OTHER ANENDA ITEMS

None.

X. ADJOURMENT

Meeting adjourned at

Next Board meeting June 23rd .