**Hudson Real Estate**

**Meeting by Zoom**

**Boulder, Colorado**

**December 7th, 2021**

**6:00**

1. **CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

Quorum

Board Members:

Diane Smith, President

Sarah Robertson, Secretary

Katharine Kane, Treasury

1. **HOMEOWNERS OPEN FORUM**

**Please limit your time to 3-5 minutes.**

N/A

1. **APPROVAL OF OCTOBER 2021 MINUTES**

Diane motion to approve the October minutes, Katharine second, all in favor.

1. **DISCUSSION OF FINANCIALS**
   1. **October 2021**

Reserve: $1,648,046.40

Operating: $85,618.20

Total Operating Expenses: $80,583.46

Total Reserve Expenses: $165,566.72

Diane motion to approve the October minutes, Katharine second, all in favor.

* 1. **Change Banks for Operating Accounts update signature cards (ANB)**

1. **MANAGERS/MAINTENANCE REPORT- MATTHEW POWER**

Maintenance

* Daniil is putting together estimate for laundry room upgrades. Hope to have estimate for Jan meeting.
* (New Sinks, Tables, Paint)
* (phase 4 new overhead lighting)
* Signage design proposal (see pic)
* Mailbox bank upgrades and new parcel lockers. We have 4 mail banks installed now, all very old and needing replacement. Each mail bank will need MINIMUM of 4 parcel lockers per bank. Will work on bids next week. This project will require redistributing new keys. We will repeat the same process as we did for A-R.

Water

* W-129 completed. Flooring, Drywall, shower tile. Tub removal and reinstall. W-130 and W-229 W-329 drywall.
* Comcast/Xcel cut h20 supply to phase 2 on Dec. 3rd. Phase 2 lost water for over 24 hours. Comcast had emergency repair crew here until 11pm on Friday. Back at 7am on Sat. Repair completed Sat morning and damage assessments to Bldg S began. Unit inspections went from Sat to Mon. Comcast covered all expenses. Silt and debris found in several units. All repairs completed by Tues 12.07

1. **MANAGEMENT REPORT**
   1. **Delinquency/Legal**
   2. **W-129**

See above in maintenance report.

1. **OLD BUSINESS**
   1. **Brick and Block repair.**

We are still looking for a contractor to complete this.

* 1. **Pool Leak in Phase II Pool**

Continue to work on problem, will be completed by the time pools open.

1. **NEW BUSINESS**
   1. **Laundry Room Upgrades**

Get bids on the upgrades.

* 1. **Property Signage**

Katharine, Sarah and Matthew will walk the property and look at options for placement.

* 1. **Date for Annual meeting.**

Wednesday February 23, 2022 by Zoom.

1. **OTHER AGENDA ITEMS**

None.

1. **ADJOURMENT T0 EXCUETIVE SESSION**

Diane motion to approve the October minutes, Katharine second, all in favor.

**Next Board meeting January 26th.**