THE WIMBLEDON CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

Hudson Real Estate   
Meeting by Zoom   
Boulder, Colorado   
June 23, 2021

6:00 pm

1. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Diane called meeting to order 6 pm. Established quorum. Board members in attendance: Katharine, Diane, and Sarah.

1. HOMEOWNERS OPEN FORUM

No Homeowners in attendant

1. Please limit your time to 3-5 minutes.
2. APPROVAL OF MAY 2021 MINUTES

Katharine motions to approve May 2021 minutes, Diane 2nds, Unanimous votes in favor.

IV. DISCUSSION OF FINANCIALS

1. May 2021

Reserve: $1,709,461

Total Operating: $602,766

Budget: $652,900

Under: $50,133

Reserves:

Expenses: $241,827

Budget: $273,800

Under: $31,972

Diane motions to approve financials, Katharine 2nd. Unanimous votes in favor.

1. BOK New signature cards

Diane will follow up on this.

1. Approval of Audit Draft
2. MANAGERS/MAINTENANCE REPORT- MATTHEW POWER

*Pools*

* *Pool Gates near completion. Phase 4 & 5 gate and fencing installed*
* *Waiting on Buffalo Security estimate for locks (and possible Safety Mesh for all 3 pools)*
* *Phase 2 pool gates repaired this weekend/next week*
* *Phase 5 filter replaced 6/22*
* *Underground leak between pool and pool room at phase 2, Peakone will submit estimate end of August. Aiming for Sept. repair. In the meantime I am manually refilling pool for 3 hours every other day.*

*Landscaping*

* *Brightview to get estimate for Breezeways early July*
* *Rock install 6/23 at X. Brightview to complete full job this week*
* *Sprinkler repairs at South side of A, Colorado entrance east side, and North side of R. Brightview repair.*

*HVAC*

* *Phase 2 Boiler still operating on one compressor. Mixing valve adjusted to accommodate for variance, but only a temp fix. Timberline to submit estimate in July.*
* *Phase 5 chiller was giving trouble last week, kept falling offline and shutting down. I manually reset over the weekend, until Pat could make adjustments to the control panel settings.*
* *Bldgs ABC and DE chillers needed cleaning due to cottonwood in filters; clean be Timberline.*

*General Maint.*

* *Portable Toilet hand sanitizer, requested to stop service but they say they are legally obligated to supply the sanitizer and I am not allowed to provide my own sanitizer.*
* *Grease Splatter down staircase at North side of bldg. I, Top Gun power wash.*

VI. MANAGEMENT REPORT

1. Delinquency/Legal

Over 90: $1,775

Over 60: $1,760

Over 30: $1713.98

Current: $5,878

1. Pool Filters Middle Pool

Filter replacement was completed 6/23/21. Will be monitored and if problem persists, we will look at the pump.

1. OLD BUSINESS
2. Electrical Upgrade Electric Panels

Continued delays but on track to finish. July 7 is the next date of work.

1. Credit Card Washer/Dryers

Has been approved. Katharine will follow up with Jon and Matthew regarding moving forward regarding installation.

1. Repair of Phase II Chiller

In process. See manager’s report above.

1. Landscape upgrades

Finished on 6/23/21.

1. Brick and Block repair.

Continuing to look for vendor to do this work.

VIII. NEW BUSINESS

1. Phase II Pool (East) Possible leak

See manager’s report above.

1. Security Patrol

Theft has gone since implementing extra patrols.

IX. OTHER ANENDA ITEMS

Nothing.

X. ADJOURMENT TO EXECUTIVE SESSION

Next Board meeting July 28111.

Meeting Adjourned at 7 PM.