**THE WIMBLEDON CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Hudson Real Estate**

**Meeting by Zoom**

**Boulder, Colorado**

**October 27th, 2021**

**6:00**

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

Quorum  
Board Members:

Diane Smith, President

Sarah Robertson, Secretary

Chris Goodman, Director

Management:

Matthew Power, Wimbledon Manager

Liz Benton, Hudson

Jon Lang, Hudson

**II. HOMEOWNERS OPEN FORUM**

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

Homeowner, concerned about $3 fee on auto payment of HOA dues. Mailboxes, need to be updated. Building signs need to be updated.

* Jon said that we are not going to charge late fees for checks post marked on or by the 10th of the month. Board will look into the mailboxes and building signs.

Homeowner asked about accident where worker fell. Stairs near Building K need to be inspected. Water issue in his unit.

* Jon and Matthew are looking into the stairs. Homeowner will email issue regarding water to Jon.

Homeowner, leaking gutter in G125 status.

* Matthew believes that this issue has been fixed but will follow up.

**III. APPROVAL OF AUGUST 2021 MINUTES**

Diane motions to approve August financials. Chris seconds. All in favor.

**IV. DISCUSSION OF FINANCIALS a. September 2021 Fiscal Year End**

Reserve: $1,795,528.76

Operating: $97,555.01

Total Operating Expenses: $986,305.05

Total Reserve Expenses: $305,143,35

Total Expenses were $$2,001.52 Under budget.

Diane motions to approve August financials. Chris seconds. All in favor.

Financials are approved.

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

Jon will give Diane contact for bank to update signature cards.

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

Manager Report, October 2021

HVAC

W-129 Hallway and Bathroom underground supply lines repaired 10/26. Closet supply line repair scheduled for Thursday 10/28. Concrete repair scheduled 11/01.

Plumbing

Phase 4 continues to have issue with sewage drain. Back up into boiler room is excessive. Planet plumbing removed calcium deposit from in front of bldg. I last spring. Red Star proposed a larger project to replace a tap in front of bldg. K. Planet Plumbing did remove calcium deposit, but problem persists. Waiting on bids now.

General Maintenance

Alpine Gutters to clear gutters in Nov.  I’ve requested a bid to increase our annual gutter cleaning from once a year to twice a year. Many trees are taller than the buildings and the gutters get clogged every spring and fall.  Will have bid ready to present by next meeting.

**VI. MANAGEMENT REPORT**

**a. Delinquency/Legal**

To be discussed further in executive session

**b. Change of State Farm Insurance Brokers**

New Broker, Nat Owens.

General policy this year $95,641.00, 4.9% increase from last year.

**c. Insurance Renewal October 22**

**d. W-129**

Matthew covered this above.

**VII. OLD BUSINESS**

**a. Brick and Block repair.**

Attempting to find contractor to do some cosmetic work

**b. Pool Leak in Phase II Pool**

Continuing to try to get this fixed.

**VIII. NEW BUSINESS**

**a. Laundry Room Upgrades**

The board/Matthew will look into a remodel of each of them and a bid for same.

**IX. OTHER AGENDA ITEMS**

None.

**X. ADJOURMENT TO EXCUETIVE SESSION LEGAL**

**Next Board meeting DECEMBER 7, 2021.**