THE WIMBLEDON CONDOMINIUM ASSOCIATION

**BOARD OF DIRECTORS MEETING**

**Hudson Real Estate   
Meeting by Zoom   
Boulder, Colorado   
APRIL 28TH   
6:00**

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

Katharine called to order at 6:00 pm

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

**II. ELECTION OF OFFICERS 2021-2022**

Katharine nominates Chris for Vice President, Diane for President, Katharine as Treasurer, Sarah as Secretary

Unanimously voted in favor.

**III. HOMEOWNERS OPEN FORUM   
Please limit your time to 3-5 minutes.**

Homeowner concerned about rock beds near building I, Matthew will meet with landscaper regarding options.

**IV. APPROVAL OF MARCH 2021 MINUTES**

Katharine motioned to approve minutes, Chris 2nd. Unanimously voted in favor.

**V. DISCUSSION OF FINANCIALS**

1. **MARCH 2021**

Reserve Fund - $1,735,533

YTD General Operating Expenses: $460,058

YTD Budget: $483,425

YTD Reserve Expense: $216,083

YTD Reserve Budget $236,850

1. BOK New signature cards

Update all cards in light of Fred being gone and Chris joining.

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

**HVAC/Water**

•4/12 - underground leak @ bldg U, in front of Phase 2 laundry room. Repaired by Timberline. Sidewalk patch by Property Maintenance.

•4/28 Storm Drain backup at bldg X East parking lot. Cleared by Planet Plumbing.

**Snow**

4/13 - 2”

4/16 - 5”

4/20 - 8”

**Exteriors & Landscaping**

• Need to order new pool lounge chairs & umbrellas

• 3rd story soffit repair at X. Scheduled for April 30 by Property Maintenance.

•Asphalt repair North side bldg P & East side bldg X. inspection scheduled for May 3rd.

**Misc.**

•4/22 - Comcast/Tiger Gas phone line install completed.

**VII. MANAGEMENT REPORT   
a. Delinquency/Legal**

Over 30 $5,687.37

Over 60 $3,639.57

Over 90 $4,495.39

**VIII. OLD BUSINESS**

1. **Electrical Upgrade Electric Panels**

Waiting on final step from Xcel, then the project will be completed.

1. **Credit Card Washer/Dryers**

Katharine is working with Clear Token directly to install the units and they will be sending a proposal.

**IX. NEW BUSINESS**

1. **Pool Security Ratify Email approval DAFO Metal Smith**

Upgrade pool gates and fences and for better security.

Katharine motioned to approve the upgrade to the pool gates and fences, Sarah 2nds. Unanimously voted in favor.

1. **Pool Opening 2021 Season**

Discussion regarding opening pools and CDC guidance. We will hold off on purchasing new furniture until further guidance is provided.

1. **Sewer line repair Phase 4**

Planet Plumbing is going to work on sewer line. If this fix does not work we will pursue other options.

1. **Website**

Katharine motioned to get rid of the old website, Sarah 2nds. Unanimously voted in favor.

**X. OTHER ANENDA ITEMS**

Kathartrine motions to adjourn meeting at 6:30, Chris 2nds. Unanimously voted in favor.

**XI. ADJOURMENT**

**Next Board meeting May 26th.**