

**Fawngrove Homeowners Association
Management Committee Meeting
November 20, 2020, 9:00 am, MST**

Members present: Jeff Batterson, president, David Bolles, Duncan Patterson, Bill Case and Theresa Rollins. Also present, Tom Miller, candidate for the Management Committee (MC).

Jeff Batterson noted that he had received a number of proxies. Also, a reminder email was sent out with the agenda for the annual meeting and the Zoom link. Jeff also noted that the Nominating Committee had a number of highly qualified candidates and asked if we should consider increasing the size of the MC. We discussed the pros and cons, we decided we would discuss this in more detail in the coming year. The MC was happy there are good candidates but concerned that it may hard to fill extra positions going forward.

Theresa Rollins gave an update on the September 30th financial statements. We have a number of variances in individual line items, but overall, the expenditures are in line with budget. One area of concern is the water usage, especially are irrigation. The MC will look at ways to better control this expense.

Theresa also noted there were two minor changes to the budget. We decreased insurance expense to be in line with the quote from our broker and we added those funds to the irrigation water expense line. She also said that we need to conduct a three-year review of our reserve study. The MC decided we would ask a professional firm to conduct this review.

Theresa discussed what she has found out about the dues allocations. Jeff will be filing a new amendment to correct an error in the unit number and address list. Some unit numbers are not matched correctly with the address. However, we determined that we have been using the correct allocations for billing. There is an outstanding question about the allocations of limited common space that we will continue to investigate this year.

Duncan Patterson discussed the reinvestment fee of 0.5% that is in the budget. He will explain this fee at the Annual Meeting tomorrow. He noted that it is very common to have such a fee for HOAs and that the funds must be used for the Capital Reserve account.

Bill Case gave an update on the facilities and the work that Arnoldo Alvarado is doing. The work to replace siding damaged by the snow is almost complete. Bill is hoping to find an electrician that is willing to inspect and maintain our roof/gutter heat tape, but this has been a challenge because of all the building being done in the area. Bill gave an update on water leaks and the damage caused by this. We will remind owners that the bylaws require they turn off their water when they are not in residence.

Bill also is working with Arnoldo to make sure we have keys or codes to enter units in case of emergency. Also, we need an update on rental agents and property managers.

Jeff thanked David Bolles for his work on the Board. David gave a brief update on what he has been working on. He said that he will stay involved, particularly around renovation requests. David said he will also meet with Tom Miller to “hand off” some of the areas he worked on. David also noted that he had really enjoyed working with the MC.

There being no further business, the meeting was adjourned at 10:30 MST.

Respectively submitted,

Theresa Rollins