

# CASA RADO CONDO ASSOCIATION OWNERS MEETING

January 25, 2022

Paul and Diane Darr's home, 593 Catskill Court

## Board Members (per 2020)

President – Paul S. Darr

Vice President – John Maurer

Treasurer – Nannette Lintott

Secretary – Trish Mahre

## AGENDA

### 1) INTRODUCTIONS

Bill and Nannette Lintott– 3 and 4.

Trish Mahre- 7

Greg Sharpe- 6/lives there

Paul and Diane Darr- 2 and 5

Peggy Maurer- 1

Not present #8- Rebecca and Derek Thompson

### 2) APPROVAL OF LAST MEETING'S MINUTES

Move to approve 5/20/21 by Nannette, all in agreement

Jump started a budget discussion:

Previously **in the red** \$950 noted from 2021 minutes.

Is current trash enough? Greg believes adequate currently.

Insurance- Trish got two new quotes last year (June 2021) from State Farm \$7495 and American Family \$3730 in contrast to our All State \$5728.

Tiara Rado water subsidy- Nannette checked into it. \$195- Nannette to provide Trish the contact information and we need to be invited to their yearly meeting.

PO Box \$150 year- not terminated. We have had it for twenty years. Due April, Paul and Diane say their address can be used. 593 Catskill Court/Darr. **Terminate PO Box.**

### 3) BUDGET REVIEW

Alpine Bank Rpt. 2021 Ending balance \$750.08, today \$941.

Jennifer Gardner (Balance Sheet) \$3682.79 in the red for budget.

2021 Proposed budget- \$16,800 From HOA dues, only received \$13,125

HOA Due Summary- reviewed dues unit by unit.

Proposed budget for 2022 \$19,200 (8 units at \$200/unit). **APPROVED.**

Proposal to increase HOA fees by \$25 to \$200/month. **AGREED.**

**Electricity.** 2021 actuals more than proposed.

**Trash.** \$105/month 3 yard. 1/week, 3 yard. RM Sanitation. Any contract? Not auto renewal. John Maurer to follow-up. Still inquiring. (Contrast to current cost of Waste Management \$3614 (\$301/month). Leave it at \$3000 unless we change.

**Insurance.** Discussion. SafeCo Insurance Blake Younker – Peggy Maurer. \$6000 proposed. Trish Mahre to check American Family again.

**Management.** Actuals exceeded budget in 2021. Paul obtained estimates for HOA management (A Step Above and Lighthouse Management). Paul previously worked with Alicia Criswell with Lighthouse management and had good experience. Get rid of Jennifer Gardner. Hire full service management company. We need someone in touch with our Alpine bank, since we got overdrawn and we didn't know. **AGREED- Hire Lighthouse.**

**Maintenance.** \$1500.

**Miscellaneous- keep at \$500.** Snow removal- group search- advise Paul (gatekeeper).

**Special Assessment.** \$125/unit to re-pay Lintotts for their \$1000 loan for going in the red. To be paid to HOA mailed to Nanette Lintott, 516 South Broadway, GJ 81507. **AGREED.**

**Late Fee.** \$25/month if not paid by the 15<sup>th</sup> of each month. **AGREED.**

4) **RULES AND REGULATIONS-** No changes

5) **ELECT NEW BOARD MEMBERS**

President- Paul Darr

VP- John Mauer

Treasurer- Nannette Lintott

Secretary- Trish Mahre

6) **Such other matters and business as may properly come before said meeting**

Worries of ice buildup.

Future- new blacktop|?

*/s/ Trish Mahre*

*Secretary, Casa Rado Association Owners meeting*

*Dated: 1/25/21*