

FRENCH CREEK TOWNHOME ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
January 27, 2021

The Board of Directors of The French Creek Townhome Association, Inc. was held on January 27, 2021 via teleconferencing.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. Present for the Board of Directors were Tereasa Harsh, Kathryn Bibbey, Tim Wilkerson, Deborah Carney and Linda Hirschfeld. Representing Advance HOA Management was Dawn Bates, Community Manager.

II. OPEN FORUM

There was one (1) homeowner present and there were no comments or issues discussed.

III. APPROVAL OF MINUTES

The Minutes from the October 26, 2020 Board of Directors meeting were presented. After reviewing the minutes and making a few corrections, Tereasa Harsh made a motion to approve the minutes as corrected. Linda Hirschfeld seconded the motion and the motion passed.

IV. FINANCIALS

December 31, 2020

The Board reviewed the December 31, 2020 year end financials. After reviewing, Linda Hirschfeld made a motion to approve the financials as submitted, subject to audit. Tereasa Harsh seconded the motion and the motion passed.

V. OLD BUSINESS

Light option by 4200 & 4220

The Board reviewed the information to install a pole light by buildings 4200 and 4220. After a discussion, the Board made the decision to have the Manager reach out to the two nearby units to see if they will consider allowing the HOA to tie into their electricity. It would be much more cost efficient to use a building light than installing a separate pole light. The Manager will also reach out to Russ the landscaper to provide a bid to dig for any wiring that would be needed for a stand-alone pole light. The Manager will forward all of the information to the Board when received.

Paint and repair project next phase

The Board discussed the final phase for paint and repairs. After a discussion, Linda Hirschfeld made a motion to stay with WDR for this project. Kathryn Bibbey seconded the motion and the motion passed. The Manager will request an updated proposal from WDR for the Board to review.

Follow up on parking issues

The parking issues have improved, and the Manager thanked the Board for staying on top of the issues and helping. There were no questions.

Collection Attorney

The Board reviewed information from attorneys for collection and legal services to include the current attorney Orten Cavanaugh. After reviewing and discussing the information, Linda Hirschfeld made a motion to hire Wizenburg for future collection and legal services. Deb Carney seconded the motion and the motion passed.

4146 A concrete trip hazzard

Tereasa inquired if the Manager received a bid to shave down the trip hazard in front of this unit and communicated with the owner as they will be responsible for the cost and repair. The Manager stated she will follow up on this and forward the information to the Board when received.

VI. INTERIM BUSINESS

The following items were discussed and ratified to include:

- The decision to approve the concrete repair by 4220 A was ratified and the work has been completed.

VII. NEW BUSINESS

4186 C building repairs

The Board reviewed a proposal from WDR to complete the water damage repairs at 4186 C. After reviewing the information, Deb Carney made a motion to approve the bid as presented. Tereasa Harsh seconded the motion and the motion passed.

4166 A building repairs

The Manager and Board went over the email from Wayne at WDR explaining the situation at this unit. After a discussion and reviewing the information, the Board requested a proposal to do the repairs as suggested. The information will be forwarded to the Board when received.

Spring onsite inspection

The Manager will email the Board to set up a spring onsite inspection in March.

Neighborhood watch program

The Manager asked the Board if they would like further information from the Neighborhood Watch contact with the city of Aurora. The Board stated they are interested in reviewing the information and getting involved in this program. The manager will forward the information when received.

VIII. MANAGEMENT REPORT

The Management Report was presented, and the following items were discussed:

- Action Items – The report was discussed, and all questions were answered.
- Violation Report – The violation report was discussed, and all questions were answered.
- Delinquent Report – The Board discussed the delinquent report, and all questions were answered for now and the manager will follow up with owners that are not paying the correct 2021 increased assessment.

IX. NEXT MEETING DATE

The next Board meeting will be held on April 21, 2021 at 7:00 p.m.

X. ADJOURNMENT

With there being no further business, the meeting was adjourned at 8:30 p.m.

Submitted by Dawn Bates, Community Manager

THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD OF DIRECTORS ON THIS 21ST DAY OF APRIL, 2021.

APPROVED BY THE BOARD OF DIRECTORS