

Penn Towers Homeowners Association
Board of Directors Meeting Minutes
Zoom Meeting – 4:30 PM
July 19, 2022

Meeting called to order at 4:30 pm. by Jeff Harms

Board members present: Jeffrey Harms, Nancy Miller, Tim Shea, Jillian McKinney and Michael Gualtieri

Board members absent and excused: None

CPMG Staff: Mark Dougal, Association Manager CMCA, AMS.

Quorum of Board of Managers established. Minutes were taken and transcribed by Mark Dougal.

Homeowner Forum: There was one owner present. He was there to discuss a violation his unit had received.

Meeting Minutes: June 21, 2022

- On a motion duly made, seconded and unanimously carried it was resolved to approve the June 21, 2022 minutes as written.

President's Report: Jeff Harms informed the Board that he would be resigning from the Board effective immediately. The rest of the Board and CPMG thanked him for his many years of service to Penn Towers.

Association Managers' Report: Mark Dougal

- Mark Dougal gave an update on daily operations.

Old Business/Discussion Items:

- The Board discussed the roof leak status. There have been no new roof leaks reported recently.

Contracts/New Business:

- On a motion duly made, seconded and unanimously carried it was resolved to approve the power wash and seal coat bid from Front Range in the amount of \$4,000.
- The Board reviewed a tree removal bid from Academy Arborist. This was tabled until the Board can meet with Paul and discuss this further.
- The Board reviewed the 2023 budget options. This was tabled for more time to review.
- The Board reviewed new HB 1137 options from Orten Cavanagh. This was tabled for more review.
- On a motion duly made, seconded and unanimously carried it was resolved to make Michael Gualtieri Board President.

Contract(s) Approved Between Meetings: None

Financials:

- **Motion** to approve the June 2022 financials prepared by CPMG, was duly made, seconded and unanimously passed, subject to audit.

Hearings:

Motion to access the following fines was made, seconded and passed unanimously.

- 401-2nd notice – noise complaint - \$50.

Correspondences: None

Executive Session: None

Adjournment: 5:45 p.m.

Next Meeting: August 16, 2022 – 4:30 PM - Zoom

Minutes approved:

Jeffrey Harms, President

Date