

PIER POINT VILLAGE TWO HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes, Special Meeting of Introduction to CPMG

October 19, 2020

10 AM

Office of CPMG

Board Members Present: Sue Johnson, President

Karen Reich, Vice President

Mary Sebastian, Secretary

Cynthia Haynes, Member at Large

CPMG Staff Present: Debra Vickrey, Association Manager

John Wolfrum, Administrative Assistant

Board Meeting Schedule: Regular meetings will continue to be held on the fourth Tuesday of the month at 10 am at CPMG. Presumably, arrangements can be made to include homeowners either in person or via zoom or conference call. Meetings will occur monthly, omitting November and December of this year. Board Packets will be distributed through Email.

Homeowner Communication: As needed, during regular business hours, Debra will field homeowner problems. If issues become political, Debra will involve board.

Annual Meeting: Will take place in November. Packets will need to be mailed to homeowner membership advising them of time, place and items needed for a vote. This includes, but is not limited to, annual budget, proxies, and potential new board members.

Vendors/ Contracts:

Snow Removal contract is needed. Supreme and D and D are possibilities. Bud Titcombe will do hand shoveling.

Insurance: April 1 renewal. New broker requested.

Water Bill: Audit from City of Aurora requested.

Trash Collection: February 2020 renewal. Multi year contract with Waste Connections.

Tax and Budget: Audit requested.

Reserve Study: Professional assessment requested. Age of homes necessitates planning for future major repairs. Repaving, installing proper drainage both on homes and in the road. Redoing concrete. Tree trimming and tree health evaluation. Repair or replace bad siding and window trim. Check retaining walls. Repair or replace fences, decks and gates. Repainting exterior of entire village. Etc.

Gutters: Bids need to be obtained for fall cleaning.

Budget: Budget for coming year discussed. Proposed budget analyzed. Insurance broker will be changed. Raise deductible? Would be beneficial for all if premium could be lowered. Motion made and approved to increase dues to \$319 for the coming year. Ratified budget was voted on and adopted by board.

Signage: There was discussion over whether we should change the parking signs and what should be on them.

Violations and delinquencies: These issues are temporarily on hold as it was deemed wise to allow the new management company to ease into its relationship with the membership.

Accident damage: Bids to be obtained for repair and replacement of Trex Fencing.

Board communication: Stick to one subject per email. Omit Debra from intraboard communication.

Business conducted between board meetings: Contract made with J & J Tree Service. Tree by 3952 A removed.

Contract made with Manning Construction for deck replacement at 3800 C and D and 3942 D. Owner of 3932 C contracting separately to get deck repaired from Manning Construction, for the sake of expediency.

Unresolved items still needing bid and repair: Baseboard at 3810 A. Overhang at 3902 F

Karen Smith, Pres.