

Innsbruck in Aurora
Board of Directors Meeting Minutes
November 9, 2023
Via Zoom

Board members present: Joe Giles, Chuck Reinhardt and Martin Waters

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:00 PM. by Chuck Reinhardt. Minutes were taken and transcribed by Debra Vickrey.

Minutes:

- **Motion** to approve the September 14, 2023 minutes was made by Joe Giles, seconded by Martin Waters and passed unanimously.

Association Manager's Report: Debra Vickrey

- Debra gave a summary of monthly activities

President's Report: Chuck Reinhardt

- Chuck introduced two members of the community that have expressed some interest in serving on the Board. Both, if they volunteer, will be appointed in the January 2024 meeting.
- He gave a summary of his meeting with the insurance risk adjuster who inspected the property for any risks they would like mitigated.
- Chuck reported on the success of the installation of some solar motion lights on the north side of the property. He ordered some additional lights.
- The pool cover will be delivered in 30-40 days as it is a special order and taking some time.
- Chuck clarified that the list of courtyard trees that need to be trimmed is to be sent to the appropriate homeowners who are responsible to maintain them.

Discussion Items:

- The Board agreed to delay the discussion regarding the needed pool repairs to the January 2024 meeting.
- The Board agreed to the installation of additional solar/motion lights on the north side of the property.
- The Board directed CPMG to notify the snow removal contractor the use 2" on the walks and 4" in the driveway as the standard for removal.

Contract Proposals:

- **Motion** to approve the Aesthetic Tree proposal in the amount of \$4,040 to prune the fruit trees was made by Chuck Reinhardt, seconded by Martin Waters and passed unanimously.

- **Motion** to approve the Collegiate Services gutter cleaning proposal in the amount of \$2,950 was made by Joe Giles, seconded by Martin Wasters and passed unanimously.
- No action was taken on the WDR Construction gutter proposal.
- No action was taken on the Roof & Gutter Guy proposal.
- No action was taken on the Keesen French drain proposal.

Financials/Legal:

- **Motion** to accept the September - October 2023 financials presented by CPMG, subject to audit, was made by Martin Waters, seconded by Joe Giles and passed unanimously.

Architectural Requests: None

Homeowner's Forum: 3 attendees

- No comments

Next Meeting: January 11, 2024

Adjourned: 7:12 PM

Executive session: Called to order by Chuck Reinhardt at 7:15 PM. Quorum established.

- Attorney collection report

Adjournment: 7:25 PM

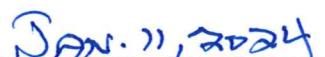
Board actions between meetings:

- The Board approved the Alligator Pool proposal in the amount of \$8,903 to replace the pool cover.
- The Board approve the Roof & Gutter Guys proposal in the amount of \$1,950 for gutter repairs at 11946 E Harvard Ave.
- The Board approved the Academy Arborist proposal in the amount of \$1,796.81 for courtyard tree trimming.

Minutes approved:



President



Date