

Innsbruck in Aurora
Board of Directors Meeting Minutes
March 9, 2023
2615 S Peoria, Aurora, CO 80014

Board members present: Suzie Reinhardt, Dani Dora, Joe Giles, and Martin Waters

Board members absent & excused: Ciani Williams

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

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

Minutes:

- **Motion** to approve the January 12, 2023 minutes was made by Dani Dora, seconded by Martin Waters and passed unanimously.

Association Manager's Report: Debra Vickrey

- Debra gave a summary of monthly activities
- The Board agreed the future monthly meetings will be held via zoom.

Violation Report:

- The Board discussed the report. Issues with continued improper parking were raised.

President's Report: Suzie Reinhardt

- Suzie gave a status of the First Bank accounts all being closed and balance of funds being distributed to the current reserve fund.
- She reported a final call being made to Action Roofing to refund the \$1,800 overpayment from the previous management company. CPMG was instructed to have the HOA attorney send a demand letter.
- Suzie spoke about the conversations with Keesen regarding the snow removal bills because they were providing services outside the contract. Some reductions have been issued.
- The pool re-plastering needs to be scheduled.
- The electrical reimbursements was discussed and CPMG will be given the formula to issue the refunds at the current rate for electricity.

Discussion Items:

- The current GFL contract is now requiring large containers for removal. This will be communicated to the homeowners to start after the March 15th pick-up and recycling will no longer be provided.

Contract Proposals:

- **Motion** to approve the Complete Plumbing proposal in the amount of \$9,022.15 to repair the sewer pipe at 11942 E Harvard was made by Dani Dora, seconded by Joe Giles and passed unanimously.
- **Motion** to approve the Keesen 2023 plant health care proposal in the amount of \$4,471.51 was made by Suzie Reinhardt, seconded by Martin Waters and passed unanimously.
- **Motion** to approve the Keesen proposal to renovate perennial bed, with the condition the Oro Daylilies be removed from the contract, was made by Martin Waters, seconded by Suzie Reinhardt and passed unanimously.

Financials/Legal:

- **Motion** to accept the December final 2022 financials presented by CPMG, subject to audit, with the following conditions was made by Suzie Reinhardt, seconded by Martin Waters and passed unanimously:
 - Write off prior management reserve fund discrepancy in the amount of \$5,319.19 against Retained Earnings, and write off prior management operating account fund discrepancy in the amount of \$4,489.68 against Retained Earnings.
- **Motion** to accept the January – February 2023 financials presented by CPMG, subject to audit, was made by Suzie Reinhardt, seconded by Martin Waters and passed unanimously

Homeowner's Forum: 2 attendees

- No comments

Next Meeting: April 13, 2023 via Zoom

Adjourned: 7:17 PM

Minutes approved:

R.S. Reinhardt
President R.S. Reinhardt

4/13/2023
Date