

Innsbruck In Aurora Homeowners Association
Monthly Board of Directors Meeting Oct 13, 2022
Meeting Held in Person

CALL TO ORDER: Called to order at 6:01 p.m. by Pres/Treas. Suzie Reinhardt. BOD Members Attending: VP Dani Dorra, Sec Joe Giles, Mbr at Lg Ciani Williams, and Mbr at Lg Martin Waters. **Quorum established.** Also attending: SPC Chairman Chuck Reinhardt. Debra Vickrey, COO, Innsbruck Property Manager from Colorado Property Management Group (CPMG) present.

APPROVAL OF MINUTES for Sep 22, 2022: All BOD members attested to reading the minutes. *Joe motioned, Ciana 2nd to accept the Aug 10, 2022, Minutes as written. Motion passed unanimously.*

HOMEOWNERS' FORUM: No visitors were present.

Manager's Report: Debra Vickrey informed the BOD that CPMG has received some Innsbruck documents from PMI, but not what appears to be all of Innsbruck's documents that should be in the possession of PMI; that PMI had not provided financial statements for Sep 2022 through Oct 13, 2022; The Annual Mtg was scheduled on Nov 10, 2022 at the office of CPMG; a meet & greet time will be scheduled prior to the annual Mtg at 5pm; the annual Mtg package will be mailed about Oct 20, 2022; and she provided updates regarding possible 2023 state legislation that will affect HOA's like Innsbruck specifically regarding reserve studies and reserve bank accounts.

President's Report: Suzie Reinhardt informed the BOD that the 3rd and final phase of the painting of the exterior of all Innsbruck buildings was completed and that she and John Wolfrum from CPMG accomplished a detailed inspection of all painting accomplished during 2022; Suzie further informed BOD members the asphalt crack fill project had also been completed without incident.

OLD BUSINESS: (NOTE: Suzie briefed everyone that we were not going to follow the order of the agenda as she was going to cover some of the agenda items and she asked Chuck to cover the Reserve Study, the Financials, and the budget portions of the agenda. The minutes, however, will follow the order of the agenda.

- A. **Reserve Study - Update:** Suzie Reinhardt told BOD members the recent reserve study was accurate as written.
- B. **Annual Meeting - Update:** See the information provided by Debra Vickrey under the Manager's Report above.
- C. **2023 Budget:** Chuck informed the BOD members that two additional General Ledger codes were added to the 2023 draft budget presented to BOD members at the Sep 2022 meeting. Code 9015 was added to the reserve expenses capture the cost of the reserve study and code 5170 was added to operating expenses to capture the cost of Innsbruck's annual tax return preparation. Each of these codes was also added to the 2022 financial documents. After a lengthy discussion, Dani motioned to accept the drafted 2023 budget as presented and Joe 2nded the motion. The motion passed on a 4 to 1 vote, with Ciani

voting no. The 2023 budget will include a \$30.00 per month increase in monthly assessments to \$345.00 per month.

- J. **Large flower bed between 2553 and 2563 S Peoria St:** Suzie informed BOD members she had met with a representative from Keesen Landscape to discuss obtaining a proposal from Keesen to clean up this flower bed that would keep some of the perennials planted by Maria Baker over the years, reduce water for the area, and to keep some flower color throughout the area.

NEW BUSINESS:

- A. **New Correspondence (If any):** Nothing to report.
- B. **2021 Tax Returns:** Suzie informed BOD members she signed and mailed the 2021 Innsbruck State and Federal tax returns that had been prepared by James Moore, CPA.
- C. **Contracts/Proposals:**
- i. **Alligator Pool and Spa:** BOD members reviewed a proposal from Alligator to run the swimming pool for the calendar years 2023 and 2024. The proposed price for 2023 was \$6,000 and for 2024 it was \$6,200. Dani motioned to accept the 2-year proposal as written and Suzie 2nded the motion. The motion passed unanimously.
 - ii. **CPS Gutter Cleaning:** CPS submitted a proposal to clean all debris from Innsbruck's gutters at a cost of \$2,950.00. Ciani Motioned to accept this gutter cleaning proposal as submitted and Martin 2nded the motion. The motion passed unanimously.

PMI Financials (Sep 30, 2022): As stated above by Debra Vickrey, these financials were not received from MI.

CPMG FINANCIALS (Sep 30, 2022): Debra Vickrey presented the Sep 30, 2022, financial statements prepared by CPMG. Motioned to approve the Sep 2022, financials, prepared by CPMG, subject to audit, was made by Martin, 2nded by Ciani, and passed unanimously. The BOD was also informed that the most recent bank statement from FirstBank (Aug 18, 2022) indicated Innsbruck had \$16,645 in the FirstBank reserve account.

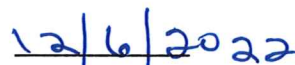
Other: Suzie informed BOD members there was a BOD Basics Covenant Enforcement class taught by Altitude Law via the internet the Thursday after this meeting.

Board Actions Between Meetings: On Oct 4, 2022, a proposal from Premier Finished to recoat the swimming pool liner at a cost of \$20,000 was accepted and approved by a unanimous vote of all BOD members via email.

ADJOURNMENT: Suzie motioned to adjourn at 7:52 p.m. Next Meeting Nov 10, 2022, after the annual meeting to elect officers for 2023.

Approved by RS Reinhardt


R.S. Reinhardt


Date