

MEETING MINUTES

**FRIDAY, AUGUST 21, 2020 AT 9:00 AM
ZOOM MEETING**

MEETING OF THE MEMBERS OF ALQUEZAR HOMEOWNERS ASSOCIATION, INC.

A meeting of the members of the Alquezar Homeowners Association, Inc. (the "Association") of Eagle County, Colorado was called and held on August 21, 2020 with the following persons present and acting:

ATTENDANCE:

DiToro, John - President
Murphy, Melissa – Vice-President

Biagioni, Pete and Leslie
Birch, Carey
Dennis, Barbara
DiToro, Donna
Kreider, Diane
Maddox, Joy
McBride, Judy
Nathan, Leslie
Perry, Joe
Watkins, Brian

Proxy: Johnson, Beth

Guests: Kim Clinco, Association Accountant

CALL TO ORDER

The meeting was called to order at 9:05 am, Colorado time. There was a quorum present of members to conduct business of the Alquezar Homeowners Association, Inc. Introductions were made of those attending the Zoom meeting.

APPROVAL OF MINUTES

The minutes from the prior annual meeting held on July 26, 2019 were reviewed. Melissa moved to approve the minutes and was seconded by Joy. All members present approved the minutes.

BUSINESS

Discussion and a review was held regarding the common area steps. The steps were shoveled during the past winter season and the owners would like to continue for the next season. It was noted the rails have been complete.

Everyone was happy with the holiday lighting and they will be installed again this year. The timers will be set to turn the lights off at 10:00 pm; in order to follow the Cordillera guidelines. It was noted the outdoor lights at the Cordillera Lodge are on all the time and violating the dark sky regulation. Melissa will try to contact someone at CMD or the DRB and report the issue. If a homeowner has any guests or tenants using their home, please make sure to advise them of the dark sky at night protocol within Cordillera.

John reported there were DRB submittals this past year by a few owners; a deck replacement, landscaping upgrade and installation of solar panels.

Discussion was held the trash bins. It was noted all owners should make sure the bear lock on their container is functionally properly and contact waste management if the lock needs to be repaired or the container replaced. Owners should not be charged for the repair or replacement. The recycle containers are now labeled.

John addressed the issue of speeding within Cordillera and Alquezar. He reminded everyone to adhere to the speed limit to maintain a safe neighborhood. A suggestion was made to install safety cones. There is now a committee to address the speeding issues, formed by the master association. Owners can post comments or suggestions on the Cordillera website. Further discussion was held and it was noted the roads within Cordillera are a public road, owned by Eagle County under a bond. Currently, Cordillera Security does not have authority on the public roads.

Dog waste is still an issue within the HOA. The Board reminded everyone to please pick up after your pet as it is the owners responsibility; and remind your guests or renters. Eagle County does have a pet waste ordinance and fines can be implemented.

Melissa has updated the owner contact list and will distribute to everyone. It was noted if there is an emergency at someone's home, public safety can be contacted and they will reach out to the owner.

It was noted the Cordillera Property Owners Association is scheduled for August 28th.

A review of the delinquent account of Michael Weisser, owner of 210 Alcazar was reviewed and discussed. There is currently a lien on the home because of unpaid assessment, late fees and legal fees. The membership present agreed not to pursue further legal action to sue Mr. Weisser, and to wait for the completion of the sale of the home.

A brief discussion was held regarding short-term rentals within Alquezar. The current policy states there is a minimum of 30 days for a rental. The Board will continue to monitor.

FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as July 31, 2020. She reported the Association to be in good financial condition. Ms. Clinco briefly reviewed the line items shown, and reported the Association is projected to stay within the operating budget for 2020 and a surplus of \$1,600 is projected at this time.

Ms. Clinco noted at the beginning of 2020, the Association had \$35,590 allocated to the capital reserve fund. The reserve fund is not fully funded at this time due to the outstanding accounts receivable balance of \$11,480 incurred by Mr. Weisser. The current cash balance in the reserve fund account is \$29,055. The current balance for 2020 reflects \$4,945 allocated to the reserve fund for the year.

The 2021 proposed budget was reviewed by the members present. The proposed budget reflects the annual per owner assessment of \$500 to remain the same. \$4,930 is budgeted for allocation to the capital reserve fund. Discussion was held. Melissa moved to approve the budget as presented and seconded by Barbara. The budget was unanimously approved.

BOARD MEMBER ELECTION

The term for John DiTorro expired at this annual meeting. The membership unanimously approved the re-election of John for a 3-year term. The following list are the current member of the Board of Directors of the Alquezar Association.

• John DiToro	Term Expires:	7/2023	President
• Beth Johnson	Term Expires:	7/2021	Vice-President
• Melissa Murphy	Term Expires:	7/2021	Vice-President
• Milan Uremovich	Term Expires:	7/2022	
• Sharon Finnin	Term Expires:	7/2022	

ADJOURNMENT

There being no further business to come before the membership, Melissa moved to adjourn the meeting, seconded by Joy. The meeting was adjourned at 10:21 am, Colorado time.

Respectfully submitted,

Kim Clinco
Rocky Mountain Accounting Services, Inc.

Alquezar Homeowners Association, Inc.