

THE PHEASANT VIEW ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Tuesday, August 14, 2018
Cornerstone Property Resources
8393 W. I-25 Frontage Rd. Unit 1
Frederick CO, 80516
At 6:30 pm

Call to Order: 6:30pm By Toni Grant.

Roll Call: Roni Dockweiler, Mary Montes (proxy), Jesse Mercado, Bob Worley

Managers: Toni Grant, Cornerstone Property Resources.

Guests: Jerry Wright. Jonathan Meyer & Jon Lowry from Monarch Construction

Approval of Board of Directors Meeting Minutes. April 17, 2018:

Jesse Mercado motioned to approve the April 17, 2018 meeting minutes, and the minutes were approved unanimously.

Manager Reports:

Review July 31, 2018, Financial Statement were reviewed and accepted.

- a. Review delinquent accounts: Delinquent accounts reviewed..

Old Business: Maintenance Review

New Business

- a. Tree Care. Review A-1 Arbor proposal. Approved tree removal and grinding of stump at 610 4th St, Did not approve trimming at 609/6011 5th st or 601 5th St. trimming. Did approve fireblight treatments in the fall.
- b. All were pleased with Lawn Care Plus services and approved of sprinkler repairs of \$3,650.10.
- c. Collection Agency. The Board approved Accounts Receivable Agency collection of delinquent accounts until further review.
- d. Attorney: The Board approved the traditional fee schedule for future legal services.

Mailing Address:
P O Box 30
Frederick, CO 80530

c/o Cornerstone Property Resources
303.997.3103
info@cpmanagers.com
www.pheasantviewhoa.com

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- e. 2018 Hail Storm: The Board reviewed the claim and course of action with Monarch. Monarch is to negotiate scope of work with insurance company; the general damage is not contested however the quantities and pricing are not enough. Cornerstone is to contact the HOA Attorney and get the reconstruction assessment process outlined. Cornerstone will also contact the insurance broker and carrier to contest \$25K deductible per building and non-recovery depreciation.
- f. 2019 Budget: Cornerstone to draft budget and email to Board for comments and October meeting approval.

Next Board Meeting: October 9, 2018 – to be confirmed

Adjournment at 7:40 pm.

These Meeting Minutes were Approved on 2-13-2019.

Attested to by: Roni Dockweiler
President – Roni Dockweiler

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