# PRELIMINARY MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

## SPECIAL BOARD OF DIRECTORS MEETING July 10, 2023

Location: HO Attendees: Pre

HOA Office President – Ty Pippin –Present V. President – Patricia Ross –Present Treasurer – Susan Caudill – Present Secretary – Members At Large – Fred McCarthy –Present Lowell Willock – Present Community Manager – Laura Williams – Present

### I. CALL TO ORDER 6:05P

#### II. SPECIAL SESSION BUSINESS

- Insurance Renewal Patricia presented information on the insurance and the large increase in cost for the renewal policy. She presented programs that might help to reduce costs for the HOA insurance such as reduced percentage of renters. The Board recommends that every homeowner has Loss Assessment Waiver on their insurance with a minimum of \$50,000 coverage. The budget shortfall is approximately \$40-\$50,000. It is thought we can absorb this in the new budget and not incur any special assessments.
- **Painting** New paint color. The original green was replaced. The first building is completed. The fence stain was changed after a conversation with CertaPro. We changed to a Benjamin Moore Semi-Solid for a lesser cost per gallon.
- Water Usage Conversation regarding knocking on doors in buildings with high water use.
- Investment / Reserve Account Recommended a stock change. Lowell requested permission to sell a based COVID stock to harvest gain/loss. There was a conversation regarding rewriting the Investment Policy.
- Short Term Rentals Short term rentals in Parker are not allowed for less than 30 days. Our governing documents require 6 months minimum. Air BnB and VRBO are advertising platforms which is allowed but the term of rental is the deciding factor. Leases must be 6 months long and a lease provided to the HOA with contact information for the renter.
- **Concrete Project** To finish original concrete project, 2 estimates to finish. The Board wants him to bring work to a satisfactory level then we will discuss final payment.
- Parking at old Water Dept Using this lot to park for Farmer's Market. Contact the Town of
  Parker regarding use of this lot. Lowell feels it doesn't meet requirements for a parking lot. I
  should be hard surfaced; it is not zoned and they are possibly parking without owner's permission.
  We should contact the ToP to find these answers. If they don't have permission from the owner, it
  is his responsibility to secure the property.

#### III. ADJOURNMENT 8:15 PM

Fred motioned to adjourn, Susan seconded, the vote was unanimous.