

Saddleridge of Fort Collins Merged Association
Board of Directors Meeting Minutes
Monday June 24th 2024 5:00 pm (Zoom)

1. Green Earth Contract: Tom reported that Green Earth had recently begun treating weeds with a vinegar mixture and they were seeing success with the method. The Board agreed to table the Tree Mulching Revised Bid of \$8,829.82

2. Dryer Vent Status: Tom provided a status update on the inspection work and repairs done by Premier Roofing. He noted that they had a few units to inspect.

3. LED Lighting Issues (Warranty Claim with Manufacturer)
30 Lights Received No Charge (10 Installed)
Tom reported that he had worked with the manufacturer and Pure Consulting to get 30 replacement lights. Pure Consulting agreed to reimburse for the expense of replacing the most recent failed lights. Tom agreed to ask about the warranty for the replacement lights, if any.

4. Pool Damage/Vandalism (5/30/24)
One 5/30/24 a teenager broke Windows, a Toilet and a Counter in the Men's room at the pool. More recently, the door into the men's room was also kicked in, causing some damage to the trim. BKPM was out the same day to replace the broken toilet, clean up glass and make repairs.

5. Building 2 Electrical Short Repair: (Repaired same day) BKPM/Premier Voltage \$1500

6. Neighborhood Watch: Tom agreed to send an email to all residents encouraging participation in a Neighborhood Watch Program, and to encourage residents to be diligent in reporting issues around the pool in particular.

7. Garage Door Color (Tan/White Acceptable, to be white at repaint). Caitlin made a motion to allow tan garage doors for the time being, but requested that all garage doors be white at the time of re-painting. Eric seconded the motion, which passed unanimously.

8. Punch-List Item Review: Tom reviewed the punch-list item in detail.

9. Misc. Carpentry Repair Plan/Hourly Estimates: The following bids were received as requested by the Board of Directors: Caitlin requested that alternate materials and/or additional flashing be used in areas prone to damage. The Board requested that Tom meet with Timely Work and Certa Pro, to focus on a single building each for repairs.

Certa Pro: Available Mid-July-\$75/Hr. 10% Mark-Up
Timely Work: Available Mid-July-\$75/Hr. 10 % Mark-Up
AP and D: Available August \$60/Hr, No Mark-Up.

10. Budget Review/Delinquencies. Tom reviewed delinquencies and provided an overview of budget line items.

11. EAB Priorities/Tree Contractors: The following contractors were discussed (Fine Tree Service, Davey Tree Service, Kincaid Tree Service) as each could perform both pruning and fertilization/pest control for the trees. Eric Sorenson made a motion to NOT approve EAB Treatment with ArborX and to instead work with Fine Tree Service for pruning and treatments as needed. Caitlin clarified that the BOD didn't want any EAB treatments done on the property and asked to assist in prioritizing work with Fine Tree Service. Tom agreed to facilitate the introduction and meeting with Josh Fine.

12. Current Contracts (Overview)

Trash: Republic Sanitation (9/1/27 to Cancel)

Landscaping: Green Earth Landscaping (3/1/26 to cancel)

Pool Service: Splash Pool Service (11/1/2024)

Fetch Poop (No Contract) \$5/200 bags, 2x/week service.

13. April Meeting Minutes (Attached) Eric Sorenson made a motion to approve the meeting minutes, which was seconded by Caitlin May and passed unanimously.

14. Misc. Items: A request to raise the pool temperature was considered and discussed by the Board. The Board agreed to keep the pool temperature at 78 degrees. Parking regulations were discussed, as an owner noted the possibility of problems stemming from the eradication of "You plus 2" (Rental restrictions). The Board agreed to not change the parking policy at this time given the possibility of a future problem.