

Yorkshire Commons Townhome Association, Inc  
Board Meeting  
Meeting 9-24-21

The meeting was called to order at 4:06 pm. Quorum was established. Members present were Carah Barbarick President, Mohit Kumar VP, Jason Saenz Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Carah motioned to appointment Mohit Kumar to the Board of Directors; Jason seconded; motion carried.

Meeting Minutes – Carah motioned to accept the minutes from 8-14-21; Jason seconded; motioned carried.

#### Financial Report

- As of August 31, 2021: Checking balance \$13857.34 Operating Savings \$5.00.
- As of August 31, 2021; There is one homeowner more than 30 days' delinquent. The board approved sending a collection letter to that homeowner.
- After a discussion on dues and expenses. The insurance continues to be the area that has the largest increase in cost. The insurance RFP is put out to multiple bids each year. Carah motioned; Mohit seconded to raise the dues to \$250.; after a discussion the dues, the motion did not pass by 1-2 vote. Jason motioned; Mohit seconded to raise the dues to \$230 and approve the budget; after a discussion on the dues and expenses, the motion carried by a 2-1.

#### Violations

- None

#### Unfinished/New Business

- Jason motioned to have Carah as President, Mohit as VP and Jason as treasurer. Carah seconded; motion carried.
- There was a bid from DeCarlo's for stucco repairs for \$24475.00. Mohit knows two other stucco companies and is going to ask for bid from them. Currently there is not enough funds available to repair the stucco. Money will continue to be put into the reserves for future repairs.
- The dead plants still have not been removed, there is still one dead tree and the property does not appear as if it has been fertilized since June. Kristie will get bids from other landscape companies.
- The fire department looked up the original plans for the development and there was no planned parking on site. Where the parking is currently located there is a fire hydrant just next to the parking. The city code requires that there is no parking within 15 feet of a fire hydrant. The other two spots will be used as snow storage during the winter. Jason made a motion to permanently closed the parking spots; Carah seconded; motioned carried.
- Yorkshire Commons Townhomes and Yorkshire Condos share a water tap. There is a second meter at the pit that monitors the townhomes water. In 2022 Kristie will read the meter and the water will be split between the two associations based on usage.
- The annual meeting was scheduled with the fire department for November 9, 2021, at 6pm but due to Covid the meeting rooms have shut down. The annual meeting will be held by Zoom on the same day and time.
- Roof repairs were completed.
- All but one of the dead trees were removed.
- The City of Colorado Springs revised the fire code and the new fire code needs to be incorporated into the existing rules.
- The trash dumpster area belongs to the condo. The trash company did not pick up trash for two weeks in a row, two homeowners moved out and the trash became a large problem. The condo

would like the townhomes to pay for some of the trash removal in the future since the townhome residents do use the trash dumpster. The condos are thinking about getting individual trash totes and taking down the dumpster. The board voted not to help pay for any additional pickup for the dumpster but would be willing to get a sign put up so the townhome residents stop using the dumpster.

- A resident had ask if a sidewalk could be put in from where the condo unit 1510 York sidewalk stops and goes into the grass. That is condo land and the townhomes do not have a right to put in a sidewalk. There is also one section of sidewalk that is dirt where the two association's property meet.
- The snow and ice will be removed at 3" except for the public section of the sidewalk that will have to follow city rules.
- Jason motioned to remove the 40-pound dog limit and put a 3-dog cap on the number of dogs, Carah seconded; motion carried.
- The board voted to have the fire hydrants tested annually.
- The state has made changes to the existing CCIOA policies and rules. Kristie will be working with the attorney to get the policies and the rules updated.

The meeting was adjourned at 6:41 pm.

Kristie McKitterick took the minutes on behalf of the Board.