

Yorkshire Commons Townhome Association, Inc  
Board Meeting  
Meeting 8-18-22

The meeting was called to order at 5:03 pm. Quorum was established. Members present were Jason Saenz President, Ken Hobbit D@L, Bailey Anderson Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Jason motioned; Bailey seconded to appoint Ken Hobbick to the board of directors. Mohit Kumar sold his home and resigned from the board. Motion carried.

Meeting Minutes – Jason motioned to accept the minutes from 5-12-22; Bailey seconded; motioned carried.

#### Financial Report

- As of July 31, 2022: Checking balance \$10812.50. Operating Savings \$13008.83.
- As of July 31, 2022, there is one homeowner more than 30 days' delinquent.

#### Violations

- 1532 York Rd. A hearing was scheduled but the homeowner at 1532 York Road called and will comply with the rules of the association.

#### Unfinished/New Business

- Kristie is waiting to change the insurance from a \$5,000 deductible to \$10,000.00 deductible until the letter was ready to be mail. The letter is ready, and the board approved it to be sent out.
- TJP finished the mulch area the community.
- Bailey and Jason handled the replacement of the warrantied blue spruce. They decided not to go with a pine again but instead trade for a couple up deciduous trees. They will decide where the new trees will be planted.
- The rules are still with Lauren Holmes. Since the required policies are within the rules. They will have to be redone again to accommodate the new rules for HB22-1137.
- Kristie has not received an invoice from The Scoop, for the dog poop removal. She will call and ask for an invoice and find out how much it would be to do monthly.
- The condos would like to add a sidewalk between where their steps end and the existing sidewalk along Palace Drive. Homeowners from both communities do cut through that area on their way to the parking on Palace Drive. Jason is working with Jana on that project.
- The condos had their irrigation clock replaced and will probably turn their water back on. Jason and Jana will work out a percentage to charge the condos for water.
- TJP still has a couple of items, from the July walk to complete. They need to put a bowl around the two new trees, and they need to trim the plants away from the air conditioning. Kristie talked to Justin and he said he would complete those items.
- The board would like Kristie to do a fall newsletter and include social gathering information. Possibly a trunk or treat on Halloween.
- Some of the new rules from HP 22-1137 were discussed.
- The developer changed the common area into the association's name and unfortunately did not pay the property tax associated with that property. Rowcal emailed over the bill from the El Paso County Assessor's Office for \$3654.35. Kristie will contact the attorney to see if there is anything we can do to get the developer to pay the bill.

The meeting was adjourned at 6:32 pm.

Kristie McKitterick took the minutes on behalf of the Board.