

**PECOS PLACE CONDOMINIUMS
RECORD OF PROCEEDINGS – January 20, 2021**

The regular meeting of the Pecos Place Condominiums Board of Directors was held virtually through Zoom Meetings, the following Directors were present as indicated:

President – Michael Ross	Present
Vice President – John Negomir	Present
Treasurer – Darrin Levy	Present
Secretary – George Blea	Absent
Director At Large – James Olona	Absent

Also present was The Manager, Roger Mitchell CPM, CAM, representing Western States Property Services.

Call to Order

The meeting was called to order at 6:14 pm.

Homeowner Comments

None at this time

Approval of Minutes

- The minutes from the previous meeting were approved as submitted

Property Manager Report

The Managers Report contains items that will be discussed later in the meeting

Financial Reports Roger Mitchell presented the financial reports for September, noting:

- Operating account balance is \$14,358.23.
- Reserve account balance is \$255,561.85.
- Disbursements were \$7,456.32.
- Delinquencies were \$805.00
- End of the fiscal year expenses are \$12,559.30 under budget.

Committee Reports

- None were presented.

Unfinished Business

- **1740 Hallway Test** – Ron Keen has been given the test kit but has not returned the results as of this meeting. The Manager will follow up with him.

New Business

- **Fire Lane Signs** – The signs have been installed

- **Janitorial Bid** – Included was a bid from Cam Resources for the Board to review. After review and discussion the Board asked the Manager to get some references from this contractor before voting to approve the bid.
- **Possibly Building Another Carport for the 1750 Building** – Included was the current Parking Map for the Board to review. After review and discussion the Board instructed the Manager to research the previous cost to build one. Then approach the owners in 1750 to assess how many owners would be interested in paying to have one built.
- **Mold Test Request** – An owner has suggested and requested that the HOA have the Basement of Building 1740 be tested for mold. She also inquired as to if it would be an HOA expense or an expense assessed to just the owners in that building? After Much discussion the Board instructed the Manager to have Ron Keen do a preliminary mold test.
- **Tree Trimming of the North Property Trees** – Included was a bid from Emerald Isle for \$1,392.00. After discussion the Board instructed the Manager to see if the owner of the North property would be willing to trim them before deciding to have the HOA do the trimming.
- **Reserve Study** – Included was the Reserve Study's suggested capital improvements for 2021. After reviewing and discussing the list the Board decided that they would walk the property and assess for themselves what needs to be prioritized. (Painting, asphalt, concrete...etc.)

Adjourn. There being no further business to consider, the meeting was declared adjourned at 7:25 pm. The next meeting will be on March 17, 2021 at 6:00 pm.