

**PECOS PLACE CONDOMINIUMS  
RECORD OF PROCEEDINGS – March 17, 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	Present

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

**Call to Order**

The meeting was called to order at 6:09 pm.

**Approval of Minutes**

- The minutes from the previous meeting were approved as submitted

**Financial Reports** Roger Mitchell presented the financial reports for the end of the month of February, noting:

- Operating account balance is \$23,869.00
- Reserve account balance is \$258,065.56.
- Disbursements were \$11,024.39.
- Delinquencies were \$0.00
- Year to date expenses are \$2,695.48 under budget.

**Unfinished Business**

- **1740 Hallway Test** – Test turned out negative
- **Janitorial Bid** – After reviewing the bid from CAM Resources the Board voted to approve the bid and give 30 days’ notice to the current janitorial service on April 1st
- **Possibly Building Another Carport for the 1750 Building** – The cost is approximately \$18,000. The Manager reported that he sent out a survey to the owners in that building asking if they would be in favor of paying a special assessment to be able to build it. Currently only two owners have responded; one in favor and one not in favor. The Manager will send out a reminder to try to get more owners to respond.
- **Tree Trimming on Northside** – Linette Brozovich, the owner of the property to the north of Pecos Place Condos was contacted and the trees were discussed. She has indicated that if we could just do what is necessary for safety purposes; she will probably be redeveloping the property in the Fall and be removing all of those trees at that time and building a new fence on her part of the property. At that time the HOA could just remove the existing fence if they wished. She did indicate that she might be willing to reimburse the HOA for a tree trimming as soon as one of her

other properties sells. After much discussion and review of the bids to remove the trees; the Board approved the Stuvell Tree bid at \$1,000

- **Mold Test Request** – Ron Keen was contacted to do a mold test of the basement area of 1740. He has not reported the results as of this meeting. The Manager will follow up with him.
- **Possible Capital Improvements** – The Board discussed the following:
  - **Paint the 1<sup>st</sup> floor common area hallways** –The Manager will get some bids.
  - **Replace the common area light fixtures** – The Board will take a look and discuss what new fixtures they would prefer

### **New Business**

- **Dumpsters** – James reported the trash removal contractor is not putting the dumpsters back in their proper location after they empty them. The Manager will contact them and report this issue.
- **Handset Door Knob at 1740 Entry** – James reported that the handset is broken and needs to be replaced. The Manager will have someone take care of it.

**Adjourn.** There being no further business to consider, the meeting was declared adjourned at 7:00 pm. The next meeting will be on May 19, 2021 at 6:00 pm.