

**PECOS PLACE CONDOMINIUMS
RECORD OF PROCEEDINGS – March 18, 2020**

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

President – Michael Ross	Present
Vice President – John Negomir	Present
Treasurer – Darrin Levy	Present
Secretary – George Blea	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 6:05 pm.

Homeowner Comments

None at this time

Approval of Minutes

- The minutes of January had been 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 February, noting:

- Operating account balance is \$22,628.47.
- Reserve account balance is \$251,874.50.
- Disbursements were \$7,704.60
- Delinquencies were \$460.00.
- Year-to-date expenses are \$12,267.01 under budget.

Committee Reports

- None were presented.

Unfinished Business

- **Landscaping Contract** – After review and discussion the Board approved the Emerald Isle Landscaping contract. The Board instructed the Manager to inquire about when the spring pruning will start and to make sure they know to trim back the junipers around the condenser units so that their operation is not hindered and the maintenance techs can clean them easily. Also to research possibly having them do the snow removal also.

- **Notice of Violation** – The Board instructed the Manager to send another notice to a resident of 1740-1 for continuing to smoke in the common area hallway.
- **Backflow device Installation** – The Manager reported that Buildings 1740 and 1750 were completed today (March 18th) and that building 1771 would be completed tomorrow (March 19th). The last one, Building 5290, is scheduled for next week, Wednesday March 25th. The Manager will email out notices and have a notice posted on the entry doors.

New Business

- **Board Meetings** – the Board discussed and decided that they would meet every other month and continue doing them virtually unless it is deemed necessary to do otherwise.

Adjourn. There being no further business to consider, the meeting was declared adjourned at 6:45 pm. The next meeting will be on May 20, 2020 at 6:00 pm.