

**PECOS PLACE CONDOMINIUMS
RECORD OF PROCEEDINGS – September 16, 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 6:15 pm.

Homeowner Comments

- Homeowner comments will be discussed and dealt with in New Business

Approval of Minutes

- The minutes of July 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 April, noting:

- Operating account balance is \$38,733.55.
- Reserve account balance is \$239,553.46.
- Disbursements were \$13,602.66
- Delinquencies were \$130.00
- Year-to-date expenses are \$32,488.24 under budget. Note: Insurance that was supposed to be accounted for in August will be accounted for in September at \$27,657.03

Committee Reports

- None were presented.

Unfinished Business

New Business

- **Homeowner Complaint About Pet Feces** – An owner requested that the Board address the following: *Our tenant has consistently had trouble with dog poop in front of the building since she moved in. Her and her 6 year old son have stepped in it 5 different times and you can imagine they are extremely frustrated. I raised this*

*issue about 5 months ago and a small sign was placed up near the door. Unfortunately, she has not identified the culprit and it's unknown if the person lives in the complex. I would like to propose that larger signage and dog poop bags be placed in front of the unit. **After discussion the Board decided that catching the culprit in the act would be more effective than more signage and a bag station.***

- **Downspout Extensions** – It has been reported that several of the downspout extensions are damaged and need to be replaced. The Manager will have them replaced.
- **Cleaning Deficiencies** – An owner reported that there are spider-infested entry-ways on the porches and above the doorways and all around the doorways are filthy. The Manager will contact the Janitorial contractor to get them corrected.
- **Retaining Wall on the Southside of the Community** – The management company for the Pecos Place Townhomes feels that this retaining wall is the responsibility of the Pecos Place Condos. After discussion the Board indicated that: Members of the Board were around and witnessed the fact that when the Townhomes were built the original wall was torn down for utilities to be added for the Townhomes and then the Builder of the townhomes installed in a new wall. The Boards opinion is that retaining wall is now the responsibility of the Pecos Place Townhomes and they should be the ones to maintain it.
- **Annual Meeting** – The Board decided to have the Annual Meeting as a virtual meeting on Wednesday November 18, 2020 at 6:00 pm.

Adjourn. There being no further business to consider, the meeting was declared adjourned at 7:06 pm. The next meeting will be on October 21, 2020 at 6:00 pm.