

**PECOS PLACE CONDOMINIUMS
RECORD OF PROCEEDINGS – May 19, 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 6:05 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 April, noting:

- Operating account balance is \$34,888.16
- Reserve account balance is \$260,567.71.
- Disbursements were \$6,565.37
- Delinquencies were \$0.00
- Year to date expenses are \$2,064.16 under budget.

Unfinished Business

- **1740 Basement Mold Test** – Test turned out negative. The contractor made 2 suggestions to reduce or stop the musty smell.
 1. Add another ventilation fan system in the actual crawl space
 2. Seal the dirt in the crawl space with a plastic membrane to keep the musty smell contained.
The Board will wait until the contractor provides costs for the suggestions before making a decision
- **Janitorial** – James inquired as to what the new janitor’s scope of work entails. The Manager will email the scope of work to the Board members.
- **Possibly Building Another Carport for the 1750 Building** – So far only 4 owners have responded; 2 for and 2 against. A few of the owners might consider it if it could be built for less money. The Board discussed the fact that construction materials are in short supply this year so the cost was probably not going to be less. The issue was tabled until the economic situation stabilizes.
- **Tree Trimming on Northside** –The Manager contacted Stuvell Tree to have them schedule the approved work but has not heard back yet. The Manager will follow up with the contractor.

- **Handset at the Entry of 1740 – The Manager** contacted Ron Keen to replace the Handset at the entry of the 1740 building. **This has been completed.**
- **Light Sconces** -- Ron Keen will check the light sconces to see how many need to be repaired/fixed or possibly replaced. **Ron will be doing this on 5/20/21**
- **Trash Removal** -- Contacted the trash removal contractor to put the dumpsters back in place after emptying them. **James indicated that they have been doing this so far**
- **Painting the 1st Floor Common Area Hallways** -- Ron Keen has been out sick and will be putting a cost together soon. The Manager will contact 2 other contractor's to provide bids.

New Business

None was brought up at this time

Adjourn. There being no further business to consider, the meeting was declared adjourned at 6:32 pm. The next meeting will be on July 21, 2021 at 6:00 pm.