

**PECOS PLACE CONDOMINIUMS  
RECORD OF PROCEEDINGS – July 21, 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	Absent
Vice President – John Negomir	Present
Treasurer – Darrin Levy	Present
Secretary – George Blea	Present
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 6:04 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 \$43,002.95
- Reserve account balance is \$263,069.88.
- Disbursements were \$7,500.16
- Delinquencies were \$0.00
- Year to date expenses are \$7,504.79 under budget.

**Unfinished Business**

- **Painting the 1<sup>st</sup> Floor Common Area Hallways** – Included in the report was 2 bids but after review the Board requested clarification of scope of work for both bids and would like to see a 3<sup>rd</sup> bid. The Manager will contact the contractors and follow up with the other RFP's that were sent out.

**New Business**

- **Downspouts at 5290** – An owner indicated that the downspouts at the 5290 building had been crushed. The Manager will contact the landscapers to remind them to put them up or be careful and trim around them. The Manager will also contact someone to replace the bad ones.
- **Wood Trim at the Entrance of 5290** – an owner brought up the fact that the downspouts had caused water damage to the trim. The Manager will check it out and assess what it needs.
- **Towing Contract with Wyatts Towing** – An owner indicated that they had tried to get a vehicle towed out of their parking space but Wyatts indicated that they did not have a contract with the property anymore. The Manager will check on it as he has not had any trouble getting vehicles towed from the property.

- **Parking Space 45** – The owner of parking space 45 sent a picture of his space and wanted the HOA to do something about how close it is to the exiting sidewalk because his car keeps getting scratched up from people scraping against it. The Manager will take a look at it to see what can be done to resolve the problem.
- **Internet connection of George Blea** – George was trying to make comments and bring up some issues but his connection kept freezing up and being sporadic, so the rest of the attendees were not able to understand what he was saying. George will email the Manager as to what he was trying to say.
- **Handicap Parking Spaces** – Darrin brought up the fact that the handicap parking spaces were only marked on the pavement and did not have signs. The Manager will get a cost to do the signs and posts.
- **Draft Budget for 2022** -- The Manager will provide a Draft Budget for the Board to review on or before the next meeting.

**Adjourn.** There being no further business to consider, the meeting was declared adjourned at 7:04 pm. The next meeting will be on September 22, 2021 at 6:00 pm.