

Villa Del Oro Condominium Association
Minutes of the January 18, 2020 Annual Meeting
10:00 am at Trader's Coffee, 2648 Patterson Road, Grand Junction, CO

President Larry Kempton called the meeting to order at 10:05 am. There were 5 units (7, 20, 11, 17 & 21) represented by Proxy and 8 units by Larry Kempton-8, Christine Case-12, Don Waterhouse-1,10&27, Marianne Mercado-5, Barb Charlesworth-7 and Wade Johnson-16 in attendance. The required Quorum was established with 13 units (48%).

The Minutes of the 2019 Annual Meeting were reviewed. A correction to Case's unit from #4 to #12 was made. There was a motion to approve, seconded and all voted in favor to approve the minutes with the single correction.

The proposed 2020 Operating Budget was reviewed. Overall, the finances of Villa are improving. The Association added \$ 12,000.00 to the Reserve Savings fund in 2019. There were some expensive drain line repairs that had to be done and both washing machines were replaced. Villa installed a new salt filtration system for the pool. The budget was changed to include an additional \$2,800.00 from the estimated profit to be applied to Building Maintenance. The members in attendance suggested the boiler room door be replaced, the light at the NW corner of the complex be fixed, the east side gutters need repaired or replaced and to continue repairs to the iron infrastructure. The Budget was then unanimously approved.

Wade noted that he has heard homeless people are sleeping in the laundry room and frightening residents who do their laundry in the early hours of the day. Christine said she has not seen that happening. Discussion ensued about putting some kind of lock on the door that would only allow tenants and owners of Villa gain access to the laundry room. It was decided to have another meeting with security issues at the top of the agenda.

The carports beside The Merillac Clinic are getting worse. Tracey has tried to call the maintenance foreman at St. Mary's on at least 5 occasions with no response. The gentlemen from the clinic who toured the problem with Larry & Tracey have turned the entire issue over to St. Mary's jurisdiction. The members present decided there was no other option than to file an insurance claim for the damages, and hopefully our insurance representatives could involve St. Mary's if it is determined they are at fault for the water damage. Tracey will file the claim.

An additional general meeting will be held on Saturday, May 2, 2020. It will be a Board Meeting with an invitation to all Owners to attend. It will be held at Trader's Coffee at 10:00 am. This will allow for swimming pool information to be shared before the season. Security issues will also be discussed. "No Trespassing" signs will be placed at Villa in the least intrusive places visually.

There being no additional topics, the meeting was adjourned at 11:20 am.

Respectfully submitted by Tracey Heritage, Manager