



TALL PINES CONDOMINIUM ASSOCIATION, INC.

Minutes of July 10, 2024, Board Meeting

CALL TO ORDER – 6:00 P.M. at the Clubhouse

1. ROLL CALL

President, Mary Ann Bennett – present
VP & Secretary, Debbie Teti - present
Treasurer, Patty Formosa - absent
At Large, Amy Wagner - present
Elizabeth Sweeney – LCM Property Manager – present

2. OPEN FORUM

A. No open forum.

3. APPROVAL OF MINUTES

A. The Minutes for the May 22, 2024 Board meeting were approved.

4. FINANCIAL REPORT

A. Total Operating \$340,425.15
B. Operating - \$114,444.66
C. Reserves - \$225,980.49

5. MANAGER REPORT

A. No response from the HOA Board of the subdivision on the south side concerning the retaining wall decline.
B. The information about the LCM bank change was sent to all residents.
C. A tree around 3506 needs to come down. Price \$550. 3576 area has tree trimming that needs attention.
D. Pets need to be registered, kept on a leash, no more than 2 per unit.
E. 3606 Kitchen has major plumbing problems scheduled for July 22nd.
F. The water leak policy was mailed to all residents.

6. COMMITTEE REPORT

A. The yard sale was not as good as we have had in the past.
B. Outdoor movie nights will begin July 20th. Check the tallpineshoa.net website and flyers for information. There will be a total of 1 each month through October.
C. National Night Out arrangements have been made for August 6 - 5:00 – 7:00 PM. It will be held in the park area behind the pool. Check the website and flyers.

7. OLD BUSINESS

A. Sewer Cleanouts for a couple of our buildings have been completed. They are on a schedule from the worst being the priority.

8. NEW BUSINESS

A. A new collection policy will need to be drafted for the changes in the Colo law. Attorney has been contacted to write it.

B. Cameras have been installed at the mail kiosk. Research is being done for new mailboxes.

9. **ADJOURNMENT** – The regular Board meeting was dismissed at 6:25 and immediately went to Executive Session.

10. **EXECUTIVE SESSION** – This session was held for the purpose of a Board decision at a resident’s request. New maintenance person hired.

Adjournment – 6:55 PM

NEXT MEETING – ANNUAL MEETING September 12, 2024

Submitted by Debbie Teti, Secretary