

**LIVERY HOMEOWNERS' ASSOCIATION  
SPECIAL BOARD MEETING  
February 6th, 2024, 3:30 P.M. (MST)  
Via Zoom**

*Minutes*

1. Roll call, determination of quorum and certification of proxies.

Board Members Present: Adiena Bednarz, Josh Rappaport, Richard Sowden & William Herringer

2. Motion to approve/waive notice of meeting.

***Adiena Bednarz made a motion to approve notice of the meeting. Josh Rappaport seconded, all in favor.***

3. Determination of quorum: Quorum deemed present.

***Richard Sowden called the meeting to order at 3:34 P.M. (MST).***

4. New Business

- Review and Approve 2023 Financials
- Discuss and Review 2024 Budget and Dues including reserve funding (see 2024 vs 2023 Budget – reduce reserve assessment to 10% vs 20% in 2023)  
Josh Rappaport made a motion to approve the budget presented with insurance costs. Josh asked for a spreadsheet for comparison of 10%, 20%, & 25% for reserve for review.
- Insurance Update – significant increase in insurance because of loss history – increased to \$33,365 annually from \$6,892 annually
- Discussion of building damage due to semi-truck (repairs will be paid for by trucking company) Sysco truck hit the building - ***insurance agent was contacted, and bid has been submitted.***
- Approval for Dynamic to do Fire Suppression Testing – ***Estimate for \$2,760.00 (see attached bid) - will get one other bid for fire suppression repairs.***
- Emergency Roof/Deck Repairs - ***Completed – Copper Mountain Roofing: \$3,650.00***
- Discussion of Loss of Rental Income Insurance – to be paid for by unit owner, HOA not responsible – Discussion of William Herringer's Unit ***William noted it was a small part of the ceiling and has been replaced.***

- William's Property Management company has proceeded with the repairs. The board suggested that a claim should not be presented. William noted that his concern was: Is it a wear & tear issue with the age of the building or negligence with the owner's obligation of the deck shoveling above? The decks are limited common elements and are the responsibility of the owners.
  - Discussion on walkway – engineering costs of \$10K
  - Garage Door update – *has been fully repaired – Eugene Barlow, contractor received the Certificate of Completion. HOA received \$29K from Guard for garage repairs*
5. Set a date for an Annual Meeting – **Tuesday, February 27<sup>th</sup> @ 3:00 P.M. (MST)**
  6. Adjournment