**Call to Order and Roll Call**

Meeting was called to order at 7:07 PM by Jim Sherer

Board Members: Jim (38), Horst (55) and Bob (4)

Homeowners: Mary/Patrick (41), Annette (25), Linda/Matt (54)

Bluestone Management Co.: Brian Arnold

**Appointment of Ballot Inspectors**

Brian was appointed to handle this task.

*Jim moved to approve Inspectors.
Bob seconded.*

*All in favor, motion was approved.*

**Confirmation of Quorum**

Quorum is confirmed by the presence of owners and proxy ballots (8)

**Reading of Minutes of Previous Meeting (Or Waiver) and Approval**
Reading of 1-15-2019 Board Meeting minutes was waived.
*Bob moved to approve minutes.
Jim seconded.*

*All in favor, motion was approved.*

**Election of Board**

1. Nominees – Mary Batal
2. Floor Nominations – None
3. Nominee Presentations (3 min) – None
4. Vote – 8 votes for Mary
5. One position, one nomination.

**Financial Report**

As of 12/31/2019 our accounts are as follows: Reserve $61,844.19 + Checking $34,387.36 + Roof Fund $5,584.36 = Total $100,816.12. Offer has been made on Unit 57 we are awaiting closing date which will be return 6 months back dues to the association. We exit the year in a very healthy financial state with a plan to budget of 100.3%. And NET ordinary income of 98.2%.

*Jim moved to approve Financial Report.
Bob seconded.*

*All in favor, motion was approved.*

**Management Report**

1. Insulation Project – All affected units have been completed. A question about warranties associated with the work was raised. The material (insulation, drywall, paint) work from the contractor would have a warranty for the work they performed. The engineering work done would have no warranty or guarantee and the contractor performed work according to the engineering specifications. There is no guarantee offered or provided that would protect us from a pipe breaking again. There is reassurance from the insurance company that we have acted in the best interests of the community and have swiftly affected action to attempt to prevent further incidents. This will go a long way in premium evaluations.
2. Deck Staining – Is the top of the list for next year. We have already been in contact with the company performing service and will start any board replacements late Winter/early Spring. Staining and deck prep work will be weather dependent.

*Jim moved to approve Management Report.
Bob seconded.*

*All in favor, motion was approved.*

**Inspectors Report**

No other candidates. Mary Patel has been elected to the board. Congratulations to Mary as new board member joining Horst and Jim. We want to thank Bob for his time and service on the board once again with appreciation for all he has done for this community.

Board Positions

Jim Sherer – President

Mary Batal – Secretary

Horst Stange – Treasurer

*Jim moved to approve Inspectors Report.
Bob seconded.*

*All in favor, motion was approved.*

**Homeowners Forum**

Discussed skunks and coyotes in neighborhood. Skunk appearances have reduced likely due to the colder weather and coyotes still walk the community in the early morning hours, but appear to be very aware of human presence, running away upon sight. We still recommend be vigilant and aware of your surroundings if out.

A question was asked about the Property Tax lawyer. We should expect individual contact from the lawyer sometime in February or March.

Discussion started about LTF started and was tabled till after the meeting had ended.

**Upcoming Meetings**

4/07/2020, 6/9/2020, 10/6/2019 draft budget, 12/8/2020 budget approval and 1/12/2021 annual meeting.

All meetings will be at 7 PM.

**Motion to Adjourn**

*Jim moved to adjourn at 7:30 PM*

*Bob seconded*

*All in favor, motion was approved.*