

Minutes - January 12th Board Meeting
Working Southfork POA Board Meeting 6:30 pm

Present: John Sabell, Paul Zimmerman, Lyle Scott, Eileen Williams, Jake Gerow, Deb Sabell

New board member, approved to replace a resigned member

1) Debra Sabell

A vote was taken and passed unanimously to appoint Debra Sabell onto the board and was placed in the position of Secretary.

Management Co

1) Eileen -Treasurer Report:

John and Eileen met with Dorman where we found out they wanted to move our money to a new bank without notification. They had us sign forms but Eileen thought it was for the current bank. Only after she signed she was told that they were moving the money. The purpose of changing banks was the new management software has to link to bank account. The new bank location is Broomfield or Denver which is inconvenience to board access. The homeowners are getting form letter documents with regard to this software that do not correlate with our area.

Additionally, Dorman is charging SFPOA an additional \$200 for each title company status letter and has hired a 3rd party to process these requests and is splitting the profits with said 3rd party. Board has requested account copies of quickbooks for last years taxes to be provided no later than Monday and has not received them by Friday and no explanation as to delay. Treasurer Eileen is picking up taxes Tuesday. Eileen researched and made contacts with local accountants for hire and provided budget documents detailing costs with and without management company. This would be \$150/month with a 30 day cancellation clause. Eileen proposed giving Dorman end of business notice (Termination of Contract) on Tuesday. A vote was taken and passed unanimously. Eileen will deliver notice and pick up information to have taxes processed.

Eileen also found an accountant to do our taxes for \$200. It was agreed we would use HD Taxes and accounting for this service.

2) Budget

The budget is in its final revision. The board has a current copy with the need to check on insurance costs. This budget and will be presented to the board and the homeowners at the April 14th meeting.

a. Dues \$60.00 for 2018/2019

Agreement was made that the dues will not be raised at this time since we don't need the services of the management company.

b. No more payments to Dorman after February

Canceling the contract as of January 18th, 2018. Cost for February will be prorated.

Culvert Presented by John

1) Still working with county to get answers on what we can and cannot do.

2) Permits

3) Willingness of property owner to allow for water drainage

4) Inspections

5) Liability

Decision is made that this item is tabled until county accesses damage. Treasurer advised there is money in the reserve account for capital improvements. The county told John Sabell we would have to address liability and safety of the culvert. We would again have to seek permission from Mrs. Muir or current owner to allow for drainage onto said property. Unsure of what permits would be required.

Attorney

1) Has not returned call

2) Option to calendar vs fiscal year, decision is made to keep billing dates as they currently are at this time.

3) Current on resolution of homeowner issues

A decision was made that we would go back to the calendar year as our fiscal year. We will use the previous used "fiscal year" to address the news to homeowners such as budgets, meeting, when dues will be mailed out etc...

Job Descriptions

1) The board decided we do not need these as we work very well as a team and there is no need to split duties. Everyone on the board that the authority to handle decisions that need to be made.

New business

- 1) Next home owners meeting set at church for April 14th, Saturday 9:00. We were able to secure the Firehouse for this day and time. Board to get budget and notice of next homeowners meeting mailed out before Feb 15th 2018 and Statements mailed out May 1st, 2018.
- 2) President to provide to Gmail accounts Robert rules, phone log, meeting conduct policy
- 3) Motion to terminate business with Dorman management company and hire HD Taxes and Business Service, Inc., to move the POA money to State Bank in Falcon, to give Dorman 30 day notice on Tuesday, Dorman to turn over money to us in 10 days. Board will meet Monday at individuals convenience to sign Dorman termination letter. Dorman is to return all records pertaining to Southfork. Dorman is to take no monies out of SPOA account from this date. Dorman is to provide to SPOA board their current copy of Quickbooks, and current company SPOA file. Vote results are 6 yes and 0 no votes. The three new signers are John Sabell President, Eileen Williams Tread, and Paul Zimmerman Tech.
- 4) Southfork domain will be renewed this month and mailbox was renewed for one year at a cost of \$384.

Meeting adjourned 8:30 pm