



## HTCA BOARD MEETING – 2/16/26

5:30 p.m. at HT Sports Center

### Minutes

**HOA President Linda Scheve called the meeting to order at 5:35 p.m.**

**Roll Call** - All Board Members were present: Linda Scheve (President), Brad Pollard (Vice President), Amy Spoede (Treasurer), Nancy Wilson (Secretary), Bruce Woehl (Director).

**Proof of Meeting Notice** – Posted and emailed 2/4/26.

**Attendance:** 20 in person and Zoom not recorded – Peggy Fisher

#### **President's Report:**

Linda summarized some of the accomplishments since the November election. Many annual inspections are complete: elevator, generator, boiler, smoke and carbon monoxide detectors done. Generator fuel tanks are full and gauges reading accurately. Lastly, the keys in the office are all organized and labeled -thank you Katie.

Linda reported items that need maintenance attention: replace 7 foggy windows in stairwells (\$12,000), potential leaks in entry level planters, replace door to steam room (\$4,000), carpet in pool room (\$6,000-\$10,000), replace pool cover (\$14,000), asphalt seal and repair to driveway (\$15,000-\$20,000), misc. garage level repairs (\$3,000), outdoor patio tiles at the pool level, and plumbing stacks jetted.

Linda stated the current maintenance projects are: Remaining Knott Lab recommendations, garage walls need cleanup of calcium buildup cracks need to be monitored, CSI requires wires around water pipes in the P3 garage and need to be relocated, P2 mechanical room is needs to be cleaned, Copper Smith noted the boiler units need refreshing (waiting on estimate), the elevator has two different cables (a regular hoist and governor cable), the elevator inspection requires the rusted governor cables for both cars need to be replaced -\$50,000 along with a few other items.

#### **Treasurer's Report:**

Amy prepared and distributed both the 2025 Budget vs. Actual Income Statement and the 2025 Balance Sheet. For the year, we were \$30,548 under budget, due in large part to the savings from no longer using HOA Services as our management company. As of December 31, 2025, the Operating Account balance was \$86,699.67, the two Reserve Accounts totaled \$175,492.15, and the remaining balance in the Special Assessment accounts was \$29,302.08.

Brad suggested that the Board consider using the remaining assessment funds to have Knott Lab reevaluate the balconies and provide an updated report, and everyone present indicated agreement. Amy confirmed that the remaining assessment funds may be used for this purpose since it falls within the scope of the original project.

**Project Update and Bids-** The Board reviewed engineering recommendations from the Knott FCA report regarding remaining "C" items related to exterior envelope maintenance of the building. This phase includes extensive replacement of sealant joints between exterior panels on all elevations, as well as addressing widespread stucco cracking and delamination. The Board is obtaining preliminary budget estimates for façade repair options.

Due to the building's height and configuration, including exposed exterior surfaces at multiple elevations, contractor qualifications and access considerations are significant factors in the bidding process. To date, the Board has received two preliminary budget estimates ranging from approximately \$1.27 million to \$3.69 million, depending on scope and system selection.

Neither estimate includes balcony repairs. The Board will re-engage Knott to review information and discuss whether balcony work should be incorporated into the scope. The Board is also consulting with an infrastructure advisory firm to help develop a clear scope of work and promote consistent and competitive bidding.

No final scope, contractor, or funding decision has been approved at this time.

**ARC Report** -Bruce Woehl provided a report from the Architectural Review Committee, stating since January there have been 7 ARC form requests and all of them were approved. He thanked everyone for completing the forms and submitting them for review to the committee. He also reminded everyone making changes inside their units, they should inquire if a form needs to be completed. It is requested that these forms be completed in full and submitted well before project begins.

**Safety Week Classes-** Chris Woehl reminded everyone that the final sign-up day for safety classes is Wednesday as classes are Feb 23-28<sup>th</sup>.

**Document Committee** - Linda moved that Policy G, Policy 9 and the Summary of Rules and Regulations presented at the last meeting with changes, be approved. Amy seconded the motion, all Board members agreed and the motion passed. (Copies were available for all and updates are posted on the internet).

**Management Company review and discussion** - Brad presented two bids for the Board's consideration regarding management company services: Coldwell Banker of Grand Junction and Charles Garner of Underdog Management. A few Owners also shared comments for additional consideration. The Board will continue to review these proposals, gather additional feedback, and carefully consider all options before making a decision.

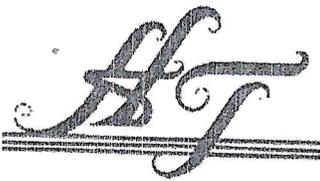
### **New Business**

**Landscape** -Linda stated that we received three landscaping bids and they are under review as the last year's vendor, MB Land is not bidding this year.

**Power Outage** -On Sunday, February 15, an unplanned brief power outage occurred in the northern part of Grand Junction. Initial reports suggested power may not have been fully restored; however, after troubleshooting efforts by Board members and two residents, both the power supply and all related issues with 32Waves were successfully resolved. We appreciate the quick response and collaboration from everyone involved. No further issues have been reported.

**Volunteers** - Linda thanked several Board members, Jan K., Travis, Andy and Teresa for their contributions and work to help keep Horizon Towers running and thanked them for all the extra hours they have given.

**Meeting adjourned 7:18 p.m.**



**Horizon Towers Condominium Association  
Minutes of Action taken without Meeting and without Notice**

In accordance with Sections 4.12 and 4.13 of the Horizon Towers Condominium Association Bylaws, I hereby waive notice and consent to the action taken without meeting on this.

20<sup>th</sup> day of February, 2026, regarding

**Approve the Minutes to the February 16<sup>th</sup>, 2026 Board Meeting**

Signature on file  
Linda Scheve, President

Signature on file  
Brad Pollard, Vice President

Signature on file  
Nancy Wilson, Secretary

Signature on file  
Amy Spoede, Treasurer

Signature on file  
Bruce Woehl, Director

Signed, posted and dated on this 20<sup>th</sup> day of February, 2026, the Board of Directors of Horizon Towers Condominium Association, without notice, voted to:

Motion by: Signature on file

Seconded by: Signature on file