



## **HTCA BOARD MEETING – 9/8/2025**

**5:30 p.m. at HT Sports Center**

### **Minutes**

**HOA President Linda Scheve called the meeting to order at 5:31 p.m.**

**Roll Call** All Board Members were present: Linda Scheve-President, Amy Spoede -Vice President and acting Treasurer, and Dahna Raugh - Director.

**Proof of Meeting Notice** – Posted and emailed 8/27/2025.

**Zoom Attendees at the meeting (not recorded):** Jan and Nancy Kaminski.

#### **Handouts provided to members:**

- August YTD Income Statement Budget to Actuals
- Policies 1-12 (draft copies)
- Policies A-F (draft copies)

Dahna moved to approve the minutes of the June 9<sup>th</sup> meeting, Amy seconded, all approved of the minutes of June 9<sup>th</sup>.

Linda said our recent elevator issue was fixed by the technician as he replaced the wheel near the counterbalance. Bill Carter stated the elevator is still making a clunking and crunching sound and Linda stated she will get this checked out.

Dahna announced that Phase II of the structural repair and water intrusion project is complete. She will be working with Summit/Mesa County to closet out with the inspector.

Amy reviewed financials, starting with the special assessment project costs over the last couple of years, explaining a balance of approximately \$29,000 will remain in the special assessment account once Summit is paid and remaining funds will be used towards future assessments.

The August 2025 balance sheet has the following approximate cash balances:

- \$61,000 Operating account
- \$36,000 Assessment account
- \$157,0000 Alpine and \$302 in Wells Fargo savings for the Regular Reserve accounts.

We continue to move \$4,167.00 monthly from the Operating account to the Regular Reserve account totaling over \$33,000 this year additional funds. Reviewing the August 2025 YTD Income Statement, taking out the project's costs, we are still under budget this year. The Board plans to send the proposed 2026 budget shortly, followed by a meeting on October 6<sup>th</sup> for discussion and approval.

The final 2025 Reserve Study is due from Robbie Pepper- Facilities Advisors in the near future. The final 2025 will have the remaining Knott FCA projects and cost items broken out over the next few years versus the previous assumption of all the projects complete next year.

Chris Woehl, Chairperson of the Governing Documents Committee, gave an update on the policies. She stated policies 1-12 (CCIOA required policies) will have an "auto revision clause" proposed in the changes. Policies A-F are Board policies

that are updated. These policies were all reviewed earlier today in a joint meeting with the Board allowing comments and questions from members. Copies of the policies will be sent out by Eblast.

Linda stated that Bray Maintenance is increasing their price starting Sept 1<sup>st</sup>. Therefore, we are reducing their services to 2 days a week, which still allows for after hours emergency services.

Amy spoke regarding 32Waves-Wi-Fi. The current billing and use by a majority of owners does not provide flexibility of adding or eliminating service for owners or residents. The Board is pushing to provide Wi-Fi as an amenity for all owners and residents and intends to give owners a voice with a vote at the November annual meeting.

Linda said the 2<sup>nd</sup> floor patio spaces have material restrictions due to the membrane roof. The Board is reviewing the Architectural Review Committee recommendations at this time.

Amy proposed hosting an "Open House" for all realtors/brokers (with Pattie Taylor's assistance) to enlighten and educate them about HT. Access would be controlled and chaperoned, so volunteers are requested for tour guides.

A new cleaning service named "House Minders" starts October 1<sup>st</sup>. They will have two people working on Monday, Wednesday, and Fridays.

Blue Jay is scheduled to start cleaning the windows on September 15<sup>th</sup>.

Linda moved to adjourn the meeting, Amy 2<sup>nd</sup>.  
The meeting adjourned at 6:30 p.m.