

MINUTES 12/19/2024

Type of Meeting: **Regular** Special Annual

Date & Location 12/19/2024 ZOOM(remote)

Pursuant to Article IV , Section 1 of the Bylaws of the Pooks Hill

Condominium, Inc. a regular meeting of the Board of Directors was held on a regular basis.

At this time, the Regular Meeting is held on the third Wednesday of the month

QUORUM:

DIRECTORS PRESENT ___Laurel Yatsko, Pres./ Wendy Wahn, Sec

DIRECTORS ABSENT _____Rudy Gersten/ VP_____

To call Meeting to Order 7:02 PM Motion by Laurel Yatsko

MOTION seconded by__Wendy Wahn__

VOTE YAY 2 NAY 0

MOTION ACCEPTED NOT ACCEPTED

OPEN COMMENTS from community: 15 minutes

- Parking notices/violations – Rick Chipkin/ Wendy Wahn/ Laurel Yatsko/ Amanda Rhodes
Check MOCO traffic regulations regarding parking – Amanda Rhodes

MINUTES: The minutes of the __10__ month/ __22__ day/ __2024__ year meeting were distributed to all BOD members prior to the meeting on (this meeting) _12__ month/ __19__ day/ __2024__ year/

The following corrections were made:

(version; such as draft 1, 2, etc) _____ N/A _____

There being on other corrections or additions,

MOTION made by __Laurel Yatsko__

*

To accept the minutes

MOTION seconded by _____ Wendy Wahn

VOTE YAY 2 NAY 0

MOTION ACCEPTED NOT ACCEPTED

REPORTS:

FINANCIAL REPORT/ TREASURERS REPORT - Management and Treasurer: Amanda Rhodes

was received

was not received

MANAGER'S REPORT: - Management – Amanda Rhodes

was received

was not received

COMMITTEE REPORTS: (depending on which committees have something to report)

SNOW COMMITTEE

was received

was not received

Norberto Requejo volunteered to head the snow committee

He was giving the contact information of the snow removal company (Denchfields)

He was given the terms of the snow removal contract

Denchild was given the contact information for Mr. Requejo and PHS and BABDER.

All parties acknowledged receiving the information.

OLD Business: For each item needing a vote:

Motion _____ N/A _____

Motion made by _____

Motion seconded by _____

Vote YAY NAY

Motion APPROVED NOT APPROVED _____ Month/ _____ Day/ _____ Year

TABLED Postponed until _____ Indefinitely _____

OLD Business

- A. Water Leak
 - a. Jeff’s Plumbing completed the repairs on the water leak.
 - b. County Inspections were made of the repair and approval was given
 - c. Water was restored Nov 6th
 - d. PCM completed the sidewalk repairs needed after the leak was repaired Dec 18th
 - e.
- B. Broken Plastic Pipes
 - a. The exposed pipes may be part of the water drainage system between the pool and the backs of several units.
Denchfield will inspect these, once we have enough rain to determine if these pipes can be removed or need to be restored.
- C. ADT and Security Cameras
 - a. ADT has been contacted on numerous occasions
 - i. The cameras are working
 - ii. The problem may be the security codes (?)
 - iii. Amanda will follow up in Jan so we can get this settled and working
- D. Leaf Piles in entrance to PHS
 - a. Denchfield was contacted about blocking the driveway with their vehicles and leaving huge piles of leaves in the driveway.
 - i. The work crews will not leave the leaf piles and will park the their trucks out of the way. (there may be occasions when other slots are not available, they will try to comply)

NEW Business

: For each item needing a vote:

Motion _____ N/A _____

Motion made by _____

Motion seconded by _____

	Vote		YAY		NAY
Motion	APPROVED		NOT APPROVED	_____ Month/ _____ Day/ _____ Year	
TABLED	Postponed until _____		Indefinitely _____		

A. Attempted Break-in at Pool House

- a. Attempted break-in NOV 7th (or night of 6th)
- b. No damage to the door or frame
- c. Too much office and pool equipment was stacked against the door for the robber to gain entry
- d. New lock is on the door to discourage further attempts
- e. Key to lock in with the rest of the pool keys in the lock box on the side door.

B. Signatures /Financial Institutions

- a. BADER will be the signatures for the CD with FORBRIGHT BANK
- b. As of Dec 18th Anita Michaels reported that the paperwork for the CD was being completed by BADER and she was waiting for the account number. Then the deposit will be completed.
- c. THE BOD will be told the account number

C. Anything further to report?

NTR

CLOSING COMMENTS

Happy, Safe and Healthy Holiday to all

ADJOURN: There being no other business a motion to adjourn was made by ___ Laurel Yatsko

Seconded by _____ Wendy Wahn _____

Vote 2 YAY 0 NAY

MOTION ACCEPTED NOT ACCEPTED

Meeting Adjourned at TIME HOUR 7 _____ / MINUTE 22

Next Meeting : February 19, 2025

