

Approved – 6.3.2021

**LIVERY HOMEOWNERS ASSOCIATION  
BI-ANNUAL MEMBERSHIP MEETING  
September 22, 2020, 10:00 A.M. (MST)  
VIA Teleconference  
Call in number: 1-605-472-5326 Passcode: 769832#**

**Minutes**

1. Roll call, determination of quorum and certification of proxies. Josh Rappaport, C101 – Clifford Hansen, C100, Aric Molloy , 1A, Cara Nakata, 2A, Paul O'Rourke, 2B, and William Herringer, 1B.  
Also present: Judi Balkind, HOA Manager  
Clifford Hansen called the meeting to order at 10:10 am.
2. Motion to approve/waive notice of meeting. ***Clifford Hansen motion to approve the notice of meeting. Cara Nakata seconded and the motion passed.***
3. Election of Board Members (*a person can hold two positions*)
  - a. Election of New Board member: Sue Easthope resigned (1 year term)  
Board elects the officers:
    - President, Clifford Hansen, 2 years remaining,
    - Vice President, Cara Nakata, 3 years remaining
    - Secretary and Treasurer – Open Position***Cara Nakata made a motion to nominate Aric Molloy as a Board Member. Clifford Hansen seconded and the motion passed unanimously.***
4. Approval of the Minutes from the February 14, 2020 Annual meeting. Cara Nakata made a motion to approve the minutes. Paul O'Rourke seconded and the motion passed unanimously.
5. Unfinished Business.
  - a. YTD Financials 2020 – Judi presented the 2020 Financials to date to the membership.  
***Clifford Hansen made a motion to accept the Financials as presented. Cara Nakata seconded and the motion passed.***
  - b. Update on Snowmelt system: New snowmelt system and concrete installed - COMPLETED
  - c. Adopt the "Fall Lines Design Review process" for owners requesting remodels/improvements. Discussion ensued. Judi will send out the fall Lines Design Review to all owners to be reviewed at next annual meeting. Cara Nakata would like to add that trash needs to be properly disposed of.
  - d. Bike Rack in Garage, location and number of bikes: Request that bikes are NOT locked to common area spaces and ramps. Discussion ensued. William Harringer suggested a wall mount bike rack which has the bike hang from the front tire. This is a space efficient, small rack under stairs being sure to not block storage or garage access. Aric Molloy suggested bike are registered each year and receive a one year sticker. Requested that signs get put up specifying "no attachment of bikes to the building".
  - e. Air Conditioning for Unit 2A – COMPLETED Paul O'Rourke spoke to owner of the National Restaurant and they indicated they will reposition their vent which is in the alleyway.

7. New Business.

- a. 2021 Budget and Dues Judi Balkind presented the 2021 Budget and Dues to the members. ***Cara Nakata made a motion to maintain the same budget and dues for 2020. Clifford Hansen seconded and the motion passed.***
- b. No Pet Policy for Rents: Discussion ensued regarding owners violating the NO pet policy for renters. Recommended that a fine schedule developed and implemented. Aric Molloy speaking on behalf of 1A, was unaware of the restriction. Aric is in favor of amending the restriction to allow one dog for renters. Discussion ensued. Clifford noted that there has been so many issues with dogs on the property; renters don't have the same respect and would like to keep the current limitations. William Herringer agreed with Clifford, stating that the long term impact on the property is important. Cara Nakata proposed we instill fines for any of the rules and regulations not adhered to. Aric asked if he could charge a fee for having a dog; dog allowance fee should be at least for boarding a dog.

Vote for no change to the dog pet policy for renters:

100 - Josh Rappaport: yes  
101- Clifford Hansen: yes  
2A - Cara Nakata: yes  
2B - Paul O'rouke: yes  
1B - William Herringer: yes  
1A - Aric Molloy: no

Cara Nakata suggested that the second offense be \$1,000/day. Discussion ensued. William required all owners long 7 short term rentals of the no pets policy – management company will let tenant/guests know they will need to vacate the property. Josh Rappaport suggested that the first offense be a warning; second fine of \$500 and third fine of \$1000 and assessed to the Owner. ***Aric Molloy made a motion to accept Josh Rappaport's recommendations. Josh Rappaport seconded and the motion passed.***

- e. Update on sale of units: Unit 1C- Cara Nakata asked that the prayer flags/bird feeders and other items be removed from deck. Aric Molloy asked for a detailed list of items that need to be removed.
- d. Other. Aric Molloy, indicated that common area sconces are needing to be replaced with something of a lesser profile, bulk and down lighting options. Aric Molloy also wanted to let the members know he would be seeking to expand the deck on Unit 1C.
- f. Cleaning Common Hallways: 1/month, to include light bulbs/sweep and clean the garage/ hallway. Judi Balkind will find a company to bid this out.
- g. Garage – Get the area in garage that looks like a leak has occurred, test gutters and downspouts throughout the garage through piping under the front stairs and roof area to determine where leaks are first before drywall repair

8. Next meeting date and place: TBD

9. Adjournment: ***Cara Nakata made motion to adjourn and Paul O'Rourke seconded.***

Respectfully Submitted

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By: Judi Balkind, HOA Manager