

Christianna Condominium Owners Association

Monthly Board Meeting Minutes

January 27, 2025

Location: Lakeside Community Room (3150 Lakeside Dr. #105, Grand Jct., CO 81506)

Present Board Members: Marj Eggers, Gordon Cheatum, Diana Nance, Troy Reynolds.

Owners: Allison Fishell (GB108), Jill Parker (C312), Karen Ray (C210)

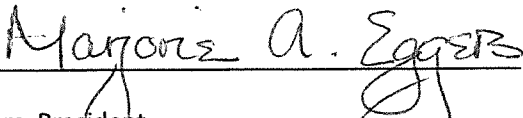
Management: Brent Britton & Stephanie Giyan (TopLine Management)

- I. Meeting called to order @ 5:31p by Marj Eggers
- II. Old Business
  - a. Financials-Stephanie gave an update through December 31, 2024 on the Operating Account and through December 31, 2024 on the Reserve Account. The transaction list by vendor and Troy asked about the reimbursement to TopLine Management for Quickbooks and it was explained that it was split with Appleridge COA and that CCOA owned ½ of the Quickbooks file. After further discussion about Diversity expenditures and Balance sheets of both Operating and Reserve, the balances in the accounts were as followed:
    - i. Reserve-\$93,426.77 (December 31, 2024)
    - ii. Operating-\$3,751.60 (December 31, 2024)
  - b. Financials approved: Motioned by Troy Reynolds, 2<sup>nd</sup> by Diana Nance, all in favor, (0) Nays
- III. Adjusted 2025 Budget was given to all and changes still need to be adjusted:
  - a. Add snow removal to grounds \$2,000 to budget, take from Building Maintenance
  - b. Change Insurance amount to \$44,000 for the year (\$3,667 monthly)
  - c. Change Utility trash to \$10,560 for the year (\$880 monthly)
  - d. 2025 Budget will be approved by email after changes have been made:
- IV. December 30, 2024 Minutes were approved: Motioned by Gordon Cheatum, 2<sup>nd</sup> by Troy Reynolds: All in favor, (0) Nays
- V. Other discussion included:
  - a. That the President can vote on any business done by the Association, just like any other Board member, but this can be changed by a Board vote to change in the By Laws.
  - b. Jack Walker loan payment amount has been changed to \$5,000 per month, which an extra \$2,367 per month will go directly to principle. If the \$5,000 is made all year, then a extra \$26,037 of principle will be paid down by December 31, 2025.
  - c. A new registration form for Christianna COA was handed out and discussion about an area for Short-term rentals was mentioned. TopLine will add an area on the registration about City of Grand Jct registration #'s and Insurance policy coverage will be added. A new registration form will be sent out in the annual mailing with these additions. Email approval by Board is pending.
  - d. After crawlspace inspection was done in January 25, there were areas of concern and water/sewer leaks under Glenbrook and Willowwood. Christianna A and B were in good shape and no leaks or foundation issues's were detected. Under the NE corner of Glenbrook, prior beams and construction support jacks were noted as loose and not supporting floor joists. Integrity and Dennis Enterprise shored up old supports and will be adding new beams and construction jacks in this corner area of Glenbrook. Sewer line repairs will be done in the near future. Replacing all the sewer lines under Glenbrook and Willowwood was discussed and will get costs regarding this Reserve Betterment.

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- e. A recirculation pump was needed for the Boiler in Chrisitanna A, which was grinding and making a failing noise. A new pump is 2 weeks out to order and the cost is \$2,500. Board approved purchase of pump.
- f. TopLine Management brought up a Plumber parts list to have on hand and a spring maintenance check on all the boilers, valves, recirculation pumps, air vacuums, expansion tanks and gauges. Preliminary costs for these parts and spring maintenance would be aprx. \$10,000. Troy Reynolds asked if we could get something in writing for this future expense.
- g. TopLine (Brent) brought up and handed out the legal letter which was sent from the LEVHA Board about TopLine, Christainna and Appleridge taking LEVHA records. He talked to Tina Moore (LEVHA President) and said that no LEVHA records were taken from the LEVHA office and the only records that were taken during the new management turnover was Christianna COA's and Appleridge COA's records. Brent also talked about a call he received from Tina Moore about having owners and vendors start mailing or delivering there COA dues to the TopLine office along with all the vendor bills. Brent asked if this was a LEVHA Board decision or a Tina Moore decision and she said it was hers. Brent brought up the point that the owners have been dropping off payments to the office for the last 45 years and this would be a great dis-service to the community of CCOA and ACOA if the LEVHA Board decides to make owners change where they drop off payments.
- h. Owner Allison Fishell brought to the Boards attention that the lights in the lower parking lot near Glenbrook were not working and very dark near the trash can and carports. TopLine will have someone go check and see what the electrical issue is and get this lighting problems taken care of as soon as possible..
- i. Meeting was adjourned at 6:34p

Next meeting is February 24,2025 at 5:30p in the Lakeside Community Room

  
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Marj Eggers, President