

Christianna Condominium Owners Association

Monthly Board Meeting Minutes

October 27, 2025

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

Present Board Members: Marj Eggers, Gordon Cheatum, Diana Nance, Brandon Welch

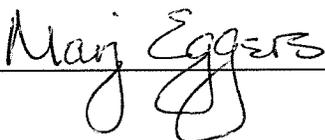
Owners: Allison Fishell (GB108), Cher Long (C102) and Christy Wright (C305)

Management: Brent Britton (TopLine Management)

- I. Meeting called to order @ 5:30p by Marj Eggers
- II. Agenda was approved as written by Board.
- III. No Minutes from prior meeting were approved.
- IV. Diversity Mechanical spoke about cooler pads, which are aprx. 5-6 years old, and that the owners need to be notified that they need replaced this next year. Cost for material and labor would be around \$185-\$200, depending on how many are purchased. We will put a notice in the Ripples and send out emails to owners regarding the cost of pads and how important they are to change periodically.
- V. 3<sup>rd</sup> Quarter 2025 Financials were approved. We had low End of Month balances in Operating, but management will monitor both Operating and Reserve balances each month. Motioned by Brandon, 2<sup>nd</sup> by Diane.
- VI. Old Business
  - a. Semi-Annual Roof cleaning was approved for a late fall, early winter cleaning after all the leaves have fallen around Christianna. Manager will contact Mountain West Roofing to see if they could wait until later to get this done. Terracing on the south lake side has been completed and new bushes and flower bulbs have been planted. A Tree has been removed on the east side of Glenbrook this fall and we have trimmed all the bushes around the Association until next year. Leaf removal has started to take place.
- VII. New Business
  - A. 2026 Budget preparation has started and Management received a notice from Farmers Insurance that the 2026 premiums are increasing 25%. Board discussed adjusting the Reserve transfer amount or a possible dues increase for 2026. Management will have a preliminary 2026 budget for the Board to look at by mid November and then meet to discuss and approve. A dues increase of \$20.00 per month per owner was approved. Motioned by Brandon, approved by Diane.
  - B. 2026 Projects: Painting of the trim was the big project for 2026. Management and Board will do a late winter walk-about of the buildings to analyze the worst areas.
  - C. It was agreed that the Reserve payment amount can be adjusted by Board or management at either's discretion.
  - D. Discussion was had regarding the sub-floor of both Glenbrook and Willowwood and that we are continuing raising the Glenbrook sub-floor and we will have Dennis Enterprise start doing the same floor raising in Willowwood.

No other business was attended to and the meeting was adjourned at 6:20p

Next Board meeting is scheduled for January 26, 2026 at 5:30p in the Lakeside Community Room, but will have a Budget meeting prior to approval. Date to be determined.



Marj Eggers, President