

Christianna Condominium Owners Association

Monthly Board Meeting Minutes

February 24, 2025

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

Present Board Members: Marj Eggers, Gordon Cheatum, Diana Nance, (absent Brandon Welch).

Owners: Allison Fishell (GB108)

Management: Brent Britton (TopLine Management)

- I. Meeting called to order @ 5:35p by Marj Eggers
- II. Agenda was approved as written by Board
- III. Minutes from January 27, 2025 Board meeting was tabled until all Board members had a chance to look at them. Will approve by email or by next Board meeting.
- IV. January 2025 Financials were approved: Motioned by Diana and seconded by Gordon. All in favor, 0 Nays. Reserve Accounts will be approved next meeting.
- V. Board and Management received an email from Board member Troy Reynolds resigning his position on the Board immediately.
- VI. Old Business
 - a. Brent showed the bid for Spring boiler maintenance by Dennis Enterprise and for \$2,500 per boiler room, it was accepted for him to start the maintenance. Gordon motioned and Diana 2nd. All in favor, 0 nays.
 - b. Brent talked about the access to crawlspace and that we had one more access hole to make in the Glenbrook building and that will be done this spring. Integrity Home Maintenance repaired and painted soffit on 1) small deck and 1) large deck. Costs were \$320 for small and \$600 for large deck. It was also decided to stay with Republic Trash because they matched the cost of service that Humpty Dumpty was giving.
 - c. The 2025 Budget was approved with the following addition of the Storage closet income of \$1,830 to be added to the budget and expensed to Building Maintenance. Gordon motioned and Diana 2nd. All in favor, 0 nays.
- VII. New Business
 - a. Brent had to Orkin pest control bid of \$187.50 per month and that was accepted by th Board. Diana motioned and Gordon 2nd. All in favor 0 nays.
 - b. Brent brought up about the flooring issue in GB-104 and that there was a large dip (3/4" in a 2' section) in the bathroom. Dennis Enterprise said that a beam underneath could possibly fix this issue. It was approved to try to install beam and see if this would help fix the floor.
 - c. Marj had already signed the LiquiGreen Contract for 2025 growing season.
 - d. 3) signs were approved for the entrance to the Christianna A/B parking lot, the east upper parking lot in front of Glenbrook and on the west lower parking lot in Glenbrook/Willowwood.
 - e. The Board approved to have Integrity Home Maintenance repair the C204 deck and railing, because it is a safety hazard and a limited common element.

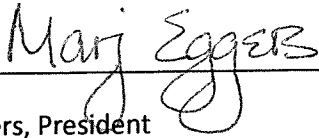
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VIII. Homeowner Questions

- a. Alison Fishell had a question about the outdoor lighting on all the buildings and if the Board could replace them in the future. The Board and Management suggested that Alison could be in charge of the committee to discuss replacement, get costs of new lighting and bring these findings to the next Board meeting. She was in agreement to this suggestion.

- IX. No further discussion was had and the meeting was adjourned at 6:40P

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

A handwritten signature in cursive script that reads "Marj Eggers". The signature is written in dark ink and is positioned above a horizontal line.

Marj Eggers, President