

Christianna Condominium Owners Association

Monthly Board Meeting Minutes

June 30, 2025

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

Present Board Members: Marj Eggers, Gordon Cheatum, Diana Nance, Ellagrace Brown

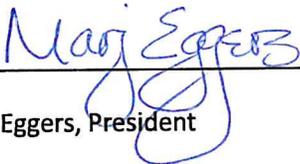
Owners: Allison Fishell (GB108)

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 March 31, 2025 Board meetings were approved. Motioned by Diane, 2nd by Gordon.
- IV. May 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 Diane, 2nd by Ella Grace.
- V. Old Business
 - a. New website will be up and running within 24 hours and the ACH payment system is waiting for final approval from Grand Valley Bank to be set up on the website. A new Notice of Violation went out for fighting and loud noise in unit at Willowwood. The Board will start creating a Ripples article and send to manager each month.
- VI. New Business
 - A. No parking passes will be issued as of yet and manager brought up how vague the Rules and Regs were when it came to parking and enforcement. Management will monitor parking issues.
 - B. It was approved to have quarterly Board meeting starting in July 2025. Board meeting dates for 2025/2026 are July 28, 2025, October 27, 2025 and January 26, 2026.
 - C. The Sav-A-Tree proposal for Ash bore tree injection was approved by Board for a cost of \$1,375. Other proposal for General Tree Care was not approved at this time. Motioned by Gordon, 2nd by Diane. 0 nays.
 - D. Board approved the bid to have Eddy's Lawn care to create a double terraced area by apricot tree on the south side of Christiana A building near the path on lake. The bid of \$7,300 was accepted. Motioned by Gordon, 2nd by Ellagrace. 0 Nays
 - E. Reserve payment amount can be adjusted by Board or management at either's discretion.
 - F. Exterior lighting is approved to replace outdoor lighting at Glenbrook and Willowwood. Motioned by Gordon, 2nd by Diane. 0 Nays.
 - G. Need to get a count of Short Term Rentals (STR) and report # back to Board

No other business was attended to and the meeting was adjourned at 6:38p

Next Board meeting is scheduled for July 28, 2025 at 5:30p in the Lakeside Community Room



Marj Eggers, President