

Skyline Condominium Association of Silt, INC.

A meeting of Ownership for the Skyline Condominium Association of Silt was held on January 4th, 2024, at 4 PM at the Silt Branch Library.

Roll Call – Owners Present

- Elizabeth Rivera (By-Proxy – Ana Harris)
- Michael Bertaux (Present)
- Helen Vasquez
- Hilda Rangel Valle
- Cuoy Jensen (By-Proxy – Rebekah Gonzales)
- Town of Silt (Jeff Layman) (By-Proxy – Laura Brown)
- Jeanne Chapman (By-Proxy – Laura Brown)
- Laura Brown, HOA Manager Property Professionals

Call to Order:

The meeting was called to order at 4:04 PM by Laura Brown.

Quorum:

With 7/14 of the Board members present, a quorum was established.

Approval Action Items:

- Prior Board Meeting Minutes from 4.6.22 Annual Ownership Meeting were provided to the Owners by mail and email prior to the meeting. A motion was made by Michael Bertaux to approve the minutes as presented. Seconded by Hilda Valle. No further discussion. Unanimously passed.

Management Report

- Financial Report
 - Current bank account balances as of 10.31.23
 - Operating (Alpine Bank): \$1,543.08
 - Reserve (Alpine Bank): \$5,707.50
 - Current Delinquencies: \$1,010.00 (two owners)
 - Management provided the following financials in the meeting packet mailed and emailed to owners in advance: Balance Sheet, YTD Income Statement, and Annual Budget Comparative. Due to an increase in insurance and operating expenses, the Association is running at a deficit of \$2800 and is not able to properly fund the reserve at this time.
 - Management provided a copy of the Board-approved budget in the meeting packet to owners. The budget details an increase in dues from \$140 to \$200. With major repairs needed to the sewer lines, stairs and railing, and the deferred maintenance of the parking lot and irrigation system, an increase is necessary. Management states that insurance premium increases all over the state have caused major financial difficulties for smaller HOAs.
 - With less than 50% of owners in attendance, the 2024 budget is automatically ratified.
- Maintenance Update
 - Residents had concerns about ice buildup and the need for ice melt to be applied to the stairs for safety reasons. Becky Gonzales stated that the roof in her building was paid for

with a special assessment and an insurance claim paid for half of the middle building and replaced all of Building A (665-671).

- Management noted holes in the siding of Building C, most likely caused by bats.
- Beckly mentioned that the outside water taps do not work and that the sewer line near her building is deteriorating.

Old Business:

None presented.

New Business:

- The next Board meeting is scheduled for March via ZOOM.

Adjournment

There being no further business to come before this meeting, it was motioned by Michael Bertaux to adjourn at 5:09 PM. Hilda Valle seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals