

Altamont Patio Condominiums
HOA Meeting – August 26, 2025

The meeting started 6:10 pm

Attendance: Nancy Borkowski, Tommy Wier, Ed Payne, Deanna Danalevich, and Bart Jones, Property Manager (Vickie Curtis absence)

Minutes from the HOA's special meeting on June 9, 2025 were approved.

Tommy Wier and Deanna Danalevich related that they are in the process of selling their units and this will be their final Board meeting. Everyone thanked them for their time and efforts over the years and wished them the best in their future endeavors.

Bart Jones from Metcalf Property Management provided an update on the association's current financial position (July 24, 2025): \$120,585 (reserve) \$-17,330 (operating), and \$112,176 (special assessment). The insurance claim account included approximately \$-2280 (net) in insurance settlement on damaged units (one unit pending).

Discussion – We discussed the planned major maintenance projects and the timeliness of receiving special assessments. The HOA is currently performing some of the maintenance work that will be covered under the special assessment. However, due to risk issues, the maintenance could not be deferred. Those expenses will be earmarked for reimbursement into the operating account. With the timeliness of the special collection assessments, the Board will consider in the October meeting if the start date of the projects could be moved to late Fall versus waiting until Winter/Spring 2026.

Discussion – Bart expressed the concern regarding the potential increase with insurance premiums. Explaining this is an industry wide HOA problem. He is in conversations with the HOA's State Farm agent regarding what the Board should consider going forward.

Discussion—Ongoing activities—Vickie related (via email) that she will be adding the cover to the mailbox areas to conceal packages in the near future. Bart-related USPS is still backlogged regarding fixing the broken lock(s) on the mailbox and that owners are not picking up their packages in a timely manner.

Bart related that owners and tenants need to be more careful regarding locking their cars and protecting their property. Discussed the need for a newsletter expressing such to the owners and tenants.

The meeting ended at 6:40pm.

Next Meeting: October 28

Future Meeting: December 23