

Altamont Patio Condominiums Association

HOA Minutes – February 24, 2026 – **APPROVED APRIL 28, 2026**

Present: Nancy Borkowski, Ed Payne, Vicki Curtis, Morgan Richardson, and Bart Jones, Metcalf Realty

Start 6:10 pm (via Zoom)

Board Minutes Review

The board reviewed and approved meeting minutes from January 6, 2026.

Financial Updates and Assessment Adjustments

The board reviewed the January financials, which showed a strong start to the year with \$133,618 in reserves and \$39,761 in operating funds, though there are ongoing concerns about units that have not paid their special assessments and two units with substantial dues balances. Bart reported that all have been turned over to the HOA's attorney for payment follow-up.

Mailbox Lock and Parcel Box System

Bart informed the board that USPS has installed the new lock for the units' mailboxes, and the parcel box system is operational. The parcel box system will continue to be monitored and discussed at future meetings as needed.

Pool

Bart continues to monitor the pool leakage issue. Updates will be provided in future meetings.

Fire in E/F Building

Bart provided an update on the recent fire in the E/F building, which affected 5 units. Renovations are expected to begin in 7-10 days (after permits are obtained) and be completed in 2-3 months.

Foreclosures and Finances

The board discussed a foreclosure sale scheduled for March 4th for an E-building unit. Bart reported that the property is in poor condition and requires significant renovation. The board agreed to prepare a \$5,000 cashier's check to participate in the auction, with a maximum bid of \$45,000-50,000, and to potentially purchase the unit if it sells at a reasonable price. If purchased, the HOA would renovate the unit and sell it (recouping the outstanding dues balance).

Rental Rules

The HOA's Rules and Regulations have been updated (and posted on the website) to reflect the prohibition on short-term rentals. A banner on the website also communicates this message.

Next Meeting

April 28, 2026 – This will be the HOA's annual meeting (notices will be mailed to all owners) Regular meetings occur every other month on the fourth Tuesday.

Meeting Adjourned: 6:40 pm