Minutes of The Meeting, Tuesday Dec 14th

2021 – Casa Del Sol Dec 14th quarterly meeting

Derek Dujardin opened the meeting, called to order at 5:28 PM

All Board members were present. New Property manager Pam Illy was nominated by Susan Quitt and 2nd by Derek, all members voted in favor. Pam will be new PM for Casa Del Sol effective Jan 1 2022. Pam was in attendance for the meeting.

Current PM Cindy Marksberry will continue on board thru January to train Pam. Salary of 2k per month to remain as compensation structure for Pam. Both Pam and Cindy will be paid in the month of January.

**Minutes NOT approved from October meeting, will be sent by Derek for board approval.**

Draxler Insurance – Nick Hastings from Draxler Insurance presented the new insurance proposal to the board. This new proposal is a better grade insurance policy and provides a separate rider for all board members at a slightly lower cost than our current provider. Local agency located in Cottonwood for better service as well. Mary motioned to approve this new insurance, Cindy 2nd and all voted in favor. New policy to go into effect Jan 1. Old policy to be cancelled by Derek Dujardin, after new policy is initiated.

Old Business - Badger Brothers – Board approved Cottonwood tree trimming of branches over building 600 from neighboring property. Work to be scheduled.

McCoy Landscaping – still having a few issues with his work, but overall getting better and they are being responsive to issues mentioned.

Old Business - Demigod Quote for stairs and light cleaning – work approved by board, washing of all staircases and cleaning of all light fixtures. Work to be scheduled immediately. Side note – we will ask Demigod to install new bulbs at every front door while they are cleaning them, lights provided by Casa Del Sol.

Old Business - New vendor needed to quote inspection of and tightening of all staircases and railings. A separate assessment may be required for this project. Building 100 S is first to be quoted and completed. Josh Scoggins will be quoting this.

APS – Question from Mary, who is paying for the front door lights at each unit…what unit is charged?

Pool – Vortex now handling all aspects of the pool. Pool officially closed Nov 1 and will reopen in April. Spa light repaired by Vortex.

Debbie gave out 4 welcome baskets to our 4 new owner occupied units. 2 others currently for sale in complex.

500 Building – Midkiff plumbing fixed a valve at front of bldg. for plumbing work in a unit. We need to get a quote for all handles to be replaced if needed. Corrosion on several handles and in an emergency may be difficult to shut off.

Budget for 2022. Briefly discussed but need to set up a separate budget meeting with Barbara to ensure proper placement of funds. Pool, dog park and a few others categories need to be reassessed. Tentative date for budget meeting is Jan 11th 5:30 but need Barbara to approve.

Derek adjourned meeting at 7:08 PM