

Greenwood Village at Breckenridge Condominium Association, Inc.

BOARD OF DIRECTORS MEETING

March 25, 2025

Call to Order/Quorum: Peter Quattrociocchi called the meeting to order at 3:00 PM with a quorum of the Board present. Board members present were Bill VanNostrand, Ron Pritchard, Peter Quattrociocchi and Nick Corona. Dawn DeBonis, CAM represented D&D Association Services. This meeting was held at the Clubhouse, Card room. Notice of the meeting was emailed and posted on the community boards as required.

Owner comments on agenda items: None

Disposition of the 2/25/25 Board minutes: Ron Pritchard motioned to approve the minutes of 2/25/25 minutes as presented, second by Bill VanNostrand with all in favor.

Treasurer: Ron Pritchard reported there are still a couple of delinquent accounts. The CD that was just renewed was increased from \$50K to \$75K. The insurance renewal will probably be funded by borrowing from reserves and will be paid back. \$4600 was spent on irrigation repairs.

Master Board Representative Report: No report or update.

Landscape:

Pergola Committee:

Social: There will be a pizza party and game night this Sunday.

Unfinished Business: None

New Business:

Mailbox/Sign Update: Ron has obtained 3 quotes for the mailboxes. After discussion, this will be put on hold for now. The signs will be cleaned for now. Proposals are being obtained for the dumpster enclosures; it will cost approximately \$31K for both enclosures.

Website Update: Documents still need to be put on the website, many owners have registered on the site.

Carport/Shed Maintenance & owner responsibility: There was a lengthy discussion regarding the responsibility of the owners for those who have carports or sheds and how this is spelled out in the Documents.

Other items necessary: Lint cleaning needs to be scheduled, Dawn will get this scheduled with the contractor. The A Frames and fences need to be pressure washed; we will get proposals for this to be done.

The next meeting will be 4/16 at 3 pm via zoom, no May meeting and 6/23 at 3 via zoom.

Owner Comments:

With no further business before the Board Ron Pritchard motioned to adjourn, seconded by Bill VanNostrand with all in favor. The meeting adjourned at 4:33 PM.

Respectfully submitted,
Dawn DeBonis, CAM