

Greenwood Village at Breckenridge Condominium Association, Inc.

BOARD OF DIRECTORS MEETING April 24, 2025

Call to Order/Quorum: Peter Quattrociochi called the meeting to order at 3:02 PM with a quorum of the Board present. Board members present were Bill VanNostrand, Ron Pritchard, Peter Quattrociochi and Nick Corona. Dawn DeBonis, CAM represented D&D Association Services. This meeting was held at the Management office and via Zoom. Notice of the meeting was emailed and posted on the community boards as required.

Owner comments on agenda items: None

Disposition of the 3/25/25 Board minutes: Ron Pritchard motioned to approve the minutes of 3/25/25 minutes as presented, second by Bill VanNostrand with all in favor.

Treasurer:

Master Board Representative Report: Brenda Pitts reported the carport 1-9 is being repaired, the pickleball survey has been returned by many, they are looking into expanding the tennis courts into pickle board courts. The next meeting will be to approve the insurance renewal. There have been 18 sales since January.

Landscape:

Pergola/Shed Committee: Bill will be sending information to the Board members for review once received.

Social:

Unfinished Business: None

New Business

Insurance Renewal: The insurance renewal was budgeted at \$250,000 and came in under \$200,000.

March Financials: Ron Pritchard reported that there was an extra expense for the pergola. They will borrow \$150,000 from reserves for the insurance and will be paid back over 12 months. The investment account has accrued \$1005 in interest.

Website Update: There are still things to add to the website, Brenda will be sending things to help owner registration on the new website.

Electric at main entrance sign/light poles: Proposals are still being obtained, discussion of the power source.

Sign Project: Ron is working on the entry signs to see if they can be repainted.

Irrigation System: Quote was received today, will be sent to the Board for approval.

Dumpster Enclosure: The revised proposal has been received, after discussion, Bill VanNostrand motioned to approve the proposal from Above Ground, second by Peter Quattrociochi with all in favor

Other necessary items: Dryer vents that were roofed over have been repaired.

Owner Comments: Owners thanked the Board for all they do and the opportunity to attend meetings.

With no further business before the Board Ron Pritchard motioned to adjourn, seconded by Bill VanNostrand with all in favor. The meeting adjourned at 4:04 PM.

Respectfully submitted,
Dawn DeBonis, CAM

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