Meeting Notes
Record of Proceeding

Arbor Park Townhome Association

Jan. 7 2026

A meeting of the Board of Directors of Arbor Park Homeowners Association was held 6:30 pm Wednesday January 3, 2026 in the Basalt Public Library, 14 Midland Ave. Basalt and via Zoom.

- Board Members Present: Jeannie Carter President, Andrew Carl Vice-President, Ryan Lowe Treasurer, Amanda Fierstein Secretary, Bill Post, Gavin Griffith
- Homeowners Present: Carol Anne Carl, Akasha Feeley
- Zoom: Robert Gardener, Ben Fierstein, Stuart Huck,

Call to Order: Andrew Carl called the meeting to order at 6:30 pm. and a quorum of members was declared.

Treasurer's Report: Discussion on final 2026 Budget; draft presented and adjusted, final budget waiting for 2025 final accounting due out this month.

Insurance Report: Reviewed Hail/wind insurance deductible option change, voted to retain present deductible.

Pro Lower annual insurance cost by $12,000. ($300/townhome)
Con Owners would need assessment liability coverage for their portion of loss
Collecting owners' cost of deductible could present legal costs

Grounds Maintenance: Due to warm weather, only 1 street has required plowing so far this winter

Construction and Repair: Discussed possible projects for 2026

Approach homes along Lauren Dr to assist in fencing project
Work with AP community architectural group (not yet formed) on potential color design updating.

Old Business:

Website. Updating website requires switching to a new platform, present platform is obsolete. BOD agreed change is required. Will solicit bids for designer and platform upgrade

Website. Board voted and agreed to add meeting minutes to website
Financial information would not be included
Email Authorized creating email accounts on google platform for board members (i.e. arborpark.president@gmail.com)
Account would be transferable as BOD members change
Tree Replacement volunteer committee formed, to work with BOD for adding and placement of new trees.
Dryer Vent Cleaning, Board voted for HOA to pay for vent cleaning
Make sure all townhomes' dryer vents are cleaned for fire safety
Demonstrate to insurance carriers our proactive stance

Election Nomination forms, create and distribute board nomination forms for annual meeting. 3 positions to be voted on.

New Business:

Obtain Roofing bid to finalize reserve account calculations

Set date and agenda for Annual Meeting to include: elections, 2026 budget and BOD question and answer forum

Next Meeting Wednesday February 4 6:30 in the Basalt Public Library, 14 Midland Ave. Basalt and via Zoom.

Adjournment: The meeting was adjourned at 8:30 by a motion made by Jeannie Carter and seconded by Ryan Lowe.