Meeting Minutes
Record of Proceeding
Arbor Park Townhome Association
Feb. 25, 2026

A meeting of the Board of Directors of Arbor Park Homeowners Association was held 7:15 pm Wednesday Feb. 25, 2026 in the Basalt Public Library, 14 Midland Ave. Basalt and via Zoom.

Roll Call
Board Members Present: Jeannie Carter President, Andrew Carl Vice-President, Bill Post, Stu Huck, Tom and Anne Baker,
Zoom: Ryan Lowe Treasurer, Amanda Fierstein Secretary, Mike Stern, Ben Fierstein, Gordy Geroz, Brittany Hoefort, Lily Strout, Bob Gardener, Andrea Michelson

Amanda Fierstein had written proxies for Beth Mobilian, Jordie Karlinski, Jeremey Kay, and Leandra Sivess.

Mike Stern had a written proxy for Gavin Griffith.

Call to Order
Andy Carl called the meeting to order at 7:15 pm. and a quorum present.
The meeting then moved to approve the Feb 4th meeting minutes, which was unanimously accepted.

Board Election
The board meeting began with a review of proxies and quorum confirmation, followed by the election of three board positions. Amanda nominated Lily Strout for the board, and three board members were approved: Lily Strout, Jeannie Carter, and Amanda Fierstein.

Committee Reports
Treasurers report

- Ryan provided a review of the 2025 final accounting, and reported that the association achieved its forecasted interest income and broke even on expenses.

- The meeting reviewed the 2025 final budget, which was on target despite some variations in carpentry, admin, insurance, and legal costs. Ryan highlighted the need to consolidate insurance costs, with a significant increase due to rate changes from Farmers and additional premiums.

Insurance report

- Mike discussed the uncertainty around the 2026 insurance renewal, noting that decisions on coverage options like propane or electric grills and deductible increases were pending with no guarantees from current carriers.

Grounds Maintenance Report:

- The board discussed several maintenance and safety issues, including concerns about landscapers not using proper hearing protection, which Andy will address with Steve Blizzard.
- They reviewed the status of a knocked-over street sign, which will be replaced within

three weeks.
- For 2026 projects, they discussed tree trimming and removal, with a budget of $9,000 allocated for tree replacement 2026. Andy noted that approximately four trees would be replaced at a cost of around $1,000 each, with potential discounts through Steve Blizzard. The board also addressed the need to remove trees in patio areas due to fire safety concerns, with Andy estimating about nine homeowners affected.

Old Business

- The Arbor Park website is being upgraded by Mountain & Valley. The board will decide on a POC for this.
- Dryer vent cleaning is schedule for xyz date

The meeting was adjourned by Andy Carl at 8:15pm.