Meeting Notes
Record of Proceeding
Arbor Park Townhome Association
Dec. 3 2025

A meeting of the Board of Directors of Arbor Park Home Owners Association was held 6:30 pm Wednesday December 3, 2025 in the Basalt Public Library, 14 Midland Ave. Basalt and via Zoom.

- Board Members Present: Jeanie Carter President, Andrew Carl Vice-President, Ryan Lowe Treasurer, Bill Post, Gavin Griffith,
- Zoom: Amanda Fierstein Secretary, Michael Stern, Robert Gardner
- Homeowners Present: Leandra Simmons
- Zoom: Carol Anne Carl, Dawn Carter

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

Treasurer's Report- The financial spreadsheet as of 11-31-2025 was presented (see attachment) Starting to draft for 2026 budget.

Committee Reports

Insurance: Insurance has become a huge expense (nearly 30% of our dues), having doubled in the last five years Discussed increasing wind /hail roofing deductible which could result in a 5% premium reduction (about $12,000). Reviewed Farmer's policy for building damage insurance, current RCV (Replacement Cost Valve) coverage is $238 per sq/ft., if building is a total loss insurance pays $357 sq/ft (150% if total loss), excludes owner's policy for interiors finishes, fixtures, appliances, boilers etc.
Noted continuing grills on deck added $5000 to insurance costs for 2026

Repairs: 2003 AP(Arbor Park) Rebuild of Deck, completed
2007 AP Siding replacement, completed
2017 AP Roof Leak repaired, completed
2018-2020 AP Squirrel and water damage, repaired completed
2022 AP Squirrel and Siding damage, Squirrel removed, obtaining siding bids
1506 MB(Mocking Bird) Roof Leak, repaired completed
1526 MB Bird(s) under soffit, repaired completed

Gutter: All 2nd story gutters cleaned, garage gutters to be finished when weather permits

Irrigation: System winterized

Landscaping: Lawn winterized, Last leaf pickup completed
1524-26 MB Tree removal to be done 2026
1530 Patio tree removal to be done 2026

Legal: Continue working on owner presentation for vote clarifying HOA's responsibility for townhome repair with insurance policies. Clarify exterior stair and patio fence maintenance

Snow Removal: Contract in place includes sidewalk to bike path.

Website: Present site platform needs to be upgraded. Obtaining bids to complete.

Old Business:

Brian Smith CPA, now Roaring Fork Tax Accounting will continue as our tax accountant. Kim Clinco with Rocky Mountain Accounting Services provides bookkeeping

Roofing will be contracted with Western Slope Roofing and Gutters next year

Townhome building paint bids will be obtained for 2026

Tree replacement committee, dryer vent cleaning and patio tree removal information attached

New Business:

Elections of Board members will be held at annual meet Feb. 4. Presently 2 terms will expire. Jeannie Carter has confirmed she will not be returning when her term ends..Nomination forms will be sent with the Jan 7 2026 monthly meeting Agenda.

Encourage forming Architectural Improvement committee

Owners Chad White and Jordan Karlinksi submitted letters read during owner's comments.

Next Meeting Wednesday January 7 6:30 in the Basalt Public Library, 14 Midland Ave. Basalt and via Zoom.

Adjournment: The meeting was adjourned at 7:20 by a motion made by Jeannie Carter and seconded by Ryan Lowe.