

## Budget Board Meeting Minutes

September 17, 2025

7:00PM via Zoom

Board members in attendance: Katelyn Knoetzel, Andrea Guerber, Brent Boisvert, George Kafouros, Amanda Bell

- Katelyn Knoetzel calls meeting to order at 7:01PM
  - Andrea Guerber motions to move Green Mountain Phase 2 Clubhouse Assessments topic to the executive session and add Approve Meeting Minutes and Conduit and Light Repair to new business
    - Seconded: Amanda Bell
    - Vote to Approve: Unanimous
- Opening Remarks
- Homeowner Open Forum
- Approve Meeting Minutes - September Meeting Minutes\_9.2.25
  - Katelyn Knoetzel motions to approve the September Meeting Minutes
    - Seconded: Andrea Guerber
    - Vote to approve: Unanimous
- New Topics:
  - Pool Bathroom and Grill Renovations
    - Andrea Guerber motions that we contract with Paliy Renovation to repair both pool bathrooms, women's bathroom door, and replace both grills for \$45,500 + tax, from the Shared Pool Reserve Cost Center, Pool - General Maintenance expense category, to be scheduled for repair during the winter months.
      - Seconded: Katelyn Knoetzel
      - Amanda Bell motions to amend the previous motion to contract with Paliy Renovation to repair both pool bathrooms and women's bathroom door.
      - Vote: Approve: Unanimous
    - Andrea Guerber motions to purchase two replacement grills for \$4,038 and approve Paliy Renovation to do the grill replacement work for \$1,900 + tax.
      - Seconded: Katelyn Knoetzel
      - Vote: Approve: 3-2. Katelyn Knoetzel, Andrea Guerber & George Kafouros = Approve; Brent Boisvert & Amanda Bell = Not Approve
  - Conduit and Light Repair
    - Andrea Guerber motions that we contract with Mountain View Pool & Spa to complete the conduit and light repair for \$20,090 + tax, from the Shared Pool Reserve Cost Center, Pool - General Maintenance expense

category, to be scheduled as soon as possible. \*This includes the possible concrete work

- Seconded: Katelyn Knoetzel
- Vote: Approve: Unanimous

- Reserve Transfer

- Andrea Guerber motions to transfer \$35,200 from the Phase 1 Common Reserve Fund to the Pool Amenity Reserve Fund, on 11/05/25, after the Alliance Bank Reserve CD matures, and transfer \$1,031.43 from the Pool Amenity Operations Fund monthly for 36 months, beginning January 2026.

- Seconded: Amanda Bell
- Vote: Approve: Unanimous

- Draft 2026 Reserve Study

- Andrea Guerber motions to approve the draft 2026 Reserve Study from Equip Consulting.
- Seconded: Katelyn Knoetzel
- Andrea Guerber motions to amend the previous motion to approve the draft 2026 Reserve Study for Phase 1 and the 2026 Reserve Study for the Shared Pool
- Vote: Approve: Unanimous

- Draft 2026 Budget

- Andrea Guerber motions to approve the 2026 draft budget.
- Seconded: George Kafouros
- Vote: Approve: Unanimous

- Katelyn Knoetzel motions to move to Executive Session @ 7:42PM

- Seconded: Brent Boisvert

- Executive Session

- Homeowner Reviews
- Legal Discussion

- Katelyn Knoetzel motions to move back to Open Session at 8:12PM

- Seconded: George Kafouros

- Open Session

- Andrea Guerber motions to make two legal inquiries with Community Association Law Group
- Seconded: Katelyn Knoetzel
- Vote: Approve: Unanimous

- Katelyn Knoetzel motions to adjourn the meeting at 8:14PM