

Aztec HOA Meeting 1.17.2024

Attending: Jim, Craig, Nancy, Chris, Cris, Jinkee, and Carson

No Guests

1. Minutes approval: Need to add new minutes and need approval

2. Individual Board Member Assignments

3. 406 Old fines paid (new fines for unregistered roommate)

Unit 1004: Unpaid fines, Lien on property send updated fines to lawyer

Unit 1001: Storage, Approved to add storage to their garage space

Unit 607: Noise issue (warning has been sent)

Unit 801: Talked to legal re: declining mental health adding addendum for this issue. Sending out new rules to building. Unanimous vote to pass behavior rule.

4. New Board Chair: Craig Taylor

5. Why late fees are being paid, because of bookkeeper not getting checks signed on time or any other reasons.

- Difficulty getting information from bookkeeper (information we need for the audit)
- Start looking for a new bookkeeper because current bookkeeper is not keeping records up to date.
- ask Kelsey for bookkeeper recommendation
- ask Kelsey about management company

6. New Business

- Unit 204 asking repairs for balcony: getting quotes to patch 204

- Unit 607: Marijuana, shopping carts, and noise issues

- Travelers Insurance: Do not want to renew us, working with Lorena regarding this issue. Working to try to reverse decision

- Fire Sprinkling price update for 2024 add to website.