

## **Cornerstone Condominium**

### **General Board Meeting**

**June 24, 2026**

A Cornerstone Condominium general board meeting was called to order by board president, Cindy Reynolds at 6:10 p.m. on June 24, 2026. All in attendance by Zoom included Cindy Reynolds, Steve Crowley, Melissa Caffery, Mike Johnson, Sara Davis, Laura Sidel and property manager, George Merritt.

The minutes from the March 24, 2026 general board meeting were approved as written.

#### Unfinished Business-

- a. As decided at the last board meeting, Cornerstone has signed a new Comcast contract which will provide faster internet service, more tv channels, and improved equipment. In order to install the new and upgraded equipment, Comcast must have access to every unit. George will notify all homeowners when that will occur.
- b. Replacement of the wooden doors with a garage type door on the trash enclosure has been completed. Painting will follow.
- c. Concrete slabs – George is speaking to Rios Construction (poured slab) and Argo Concrete (precast slab) to determine the most cost effective way to move forward.
- d. Chimney Monkeys – George is presently getting bids, so we get scheduled for fall.
- e. The Radon Mitigation transfer was signed May 17, 2026. Discussion followed.
- f. Boiler Maintenance – Necessary flushing and cleaning of the boilers in all three buildings will take place before winter. The estimated cost per building is \$2,000.00.
- g. Tree replacement in front of the A building – Following discussion, Steve Crowley moved to replace the tree that was removed for the sewer line repair, using unused money from other tree care. Melissa Caffery seconded the motion. The motion carried unanimously. George will help with the tree selection and Melissa will finalize the decision.
- h. Garage Lighting – Six LED light fixtures will be installed.

#### New Business –

- a. Property Insurance – Cindy Reynolds discussed Cornerstone's new property insurance coverage with CIBA Insurance Company. The new contract goes into effect July 11, 2026. Discussion followed.

- b. Screen Doors – Melissa Caffery discussed the need to have uniformity of all screen doors to improve the aesthetics of the property. Presently there are several different colors. Following discussion Cindy Reynolds moved that by September 1, 2026, all screen doors not in compliance with the approved almond color (Sherwin Williams - Downing Sand, SW 2822) will be removed. Homeowners may elect to install a screen door with the approved color (recommended styles will be made available), to paint their existing screen door, or to have no screen door. Sara Davis seconded the motion. The Motion carried. Mike Johnson opposed the motion. A notice will be sent out to all homeowners with this decision.
- c. Cracked heat exchanger in the A building boiler must be replaced. George has received one bid (\$8,000.00) and is waiting for another.

Special Assessment Projects Update-

- a. Stucco repair and painting is anticipated to be completed July 1st.
- b. Replacement of Gutter and Down Spouts – The old gutters have been removed and the new larger gutters are being installed.
- c. Capping and Flashing on Knee Walls – Building A work has been completed. Work has begun on the B and C buildings.
- d. Parking Deck Joint and Surface Sealing – The work on the deck (Colorado Custom Concrete) has been temporarily put on hold as the board determines whether the product being used is correct.
- e. Tree Removal – Work completed.
- f. Expansion Tank Replacement Building A – George will get this scheduled with E Mechanical.

The Annual Meeting has been scheduled for Monday, August 17, 2026. Further details forthcoming.

There being no further business, the meeting was adjourned at 7:34 pm.

Respectfully submitted,

Sara Davis