

NORSEMAN CONDO ASSOCIATION 34TH ANNUAL MEETING

Meeting Location: Capitol Hill Community Center (Tears-McFarlane House)
1290 Williams St., Denver, Colorado 80206

Date: January 26, 2013

Time: 12:00 PM - 2:00 PM

PRESENT:

Board of Directors: Alexia Eslan (President), Josh Richardson (Secretary), Barbara Gelston (Treasurer), Tiffany Meidinger (Vice President), Cleasta Lewis (Member at Large), Nancy Sterling (Member at Large), and Kerianne Duffy (Member at Large)

Ricardo Lases (Property Manager)

Owners Present – Unit #:

Cleasta Lewis – 504

Barbara Gelston – 402

Joshua Richardson – 409

Nancy Sterling – 101

Bob Wasserman – 407

Kyle Backlund – 401

James Rose – 202

Alexia Eslan - 209

Tiffany Meidinger – 201

Kerianne Duffy – 406

Jacinta Knox - 410

By Proxy:

Jacob Lampinen – 107

Dylan Evans – 110 and 503

Razvan Lapadat – 205

Mary Boudreau – 207

Valter and Martina Foschini – 208

Arthur Rezmovits 303

Patricia Ratliff – 306

Renee Rivera – 307

Robert and Linda Moak – 309

Derek Wooldridge – 403

Juli Murphy-Bollinger – 404

Mel Garcia – 506

Arlene Rapal – 507

HANDOUTS:

- Annual Meeting Agenda
- Previous Annual Meeting Minutes
- 2010, 2011 and 2012 Balance Sheets
- Proposed 2013 Budget

CALL TO ORDER:

The Annual Board Meeting was called to order at 12:02 PM, a quorum has been established. Proxies were certified and the Proof of Notice was confirmed.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

Alexia motioned to approve the 2012 annual meeting minutes, Barbara seconded the motion and the motion was carried in favor (7-0).

REVIEW CURRENT FINANCIALS:

Alexia motioned to approve the 2013 proposed budget, which was included in the handouts for the owners, Josh seconded the motion and the motion was carried in favor (7-0).

OLD BUSINESS:

Alexia delivered the “State of the Association”, which discussed the challenges in past year, improvements, and goals moving forward for the HOA. Below are some of the highlights of the past year.

-The chiller was replaced in May 2012.

-The boiler was replaced of the in November 2012.

-How the new Declarations, Bylaws and Articles of Incorporation are helping to continually shape the Norseman.

-Raising revenues for the Norseman due to rental of visitor spaces, move in/move out fees, and pet fees.

-Insurance was significantly increased in the past year, which had nothing specifically to do with our building, but rather a national trend.

NEW BUSINESS:

The re-election of Alexia Eslan as HOA President was carried in favor.

The re-election of Kerianne Duffy as HOA member at large was carried in favor.

The election of Nancy Sterling as HOA Member at Large for a (one year term) was carried in favor.

The election of Tiffany Meidinger as HOA Member at Large for a (two year term) was carried in favor.

HOMEOWNERS FORUM:

Possible zero scaping around the property where the grass doesn't currently grow well and consider expanding a little each year.

We discussed the pros and cons of adding surveillance cameras to exterior and interior of building to prevent future vandalism.

Need for additional communication methods within building residents and all owners.

Send out proper recycling bin usage notifications to all residents/owners.

Exterior light bulb needs replaced and exterior building lighting timer needs adjusted.

Hallway doors are continually being propped open which is against Denver Fire Code. Board will look into purchasing additional signs to express this requirement.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 1:40 PM.