

Minutes of the January, 8, 2001, 925 East 8th Avenue Homeowner's Association Board of Managers Meeting

A regular meeting of the Board of Managers of the 925 E. 8th Ave. Homeowner's Association was held on January 8, 2001 at Barracuda's Restaurant, 1076 Ogden St., Denver, CO. A quorum was established by the presence of Steve Leuthauser - President, Linda Cardinell - Vice President, and Eric Ratzlaff - Secretary. Absent was Melissa Engle - Treasurer. Present from Weststar Management Corp. was Kevin Hayutin and Michael Hayutin. The meeting was open to all Unit Owners and their guests.

The meeting was called to order at 6:55 PM by S.L.

Introduction of all Unit Owners, including Board Members, in attendance.

Financial Statements were read. Motion to approve by L. C., seconded by E.R., and unanimously approved by the Board.

Establishment of Collection Policies

Resolved, that monthly HOA dues are due on the first of each month and considered delinquent on the first of the following month (30 days past due) upon which a \$20.00 fine will be assessed, after 60 days past due an additional \$20 fine will be assessed, after 90 days past due an additional \$20 fine will be assessed and the issue will be turned over to an attorney for the issuance of a demand letter and to file a lien on the property, after 120 days past due an additional \$20 fine will be assessed and a lawsuit will be filed. Motion to approve by L. C., seconded by E.R., and unanimously approved by the Board.

Resolved, that Oretin-Hindman will represent the HOA for collections. Motion to approve by S.L., seconded by L.C., and unanimously approved by the Board.

Resolved, that future complaints against Unit Owners must be in writing, signed and submitted to the Management Company for resolution. Furthermore, the written complaint should include the following information, where applicable, the nature of the violation, frequency of violation, and what appropriate steps have been taken to resolve the conflict. Motion to approve by E.R., seconded by S.L., and unanimously approved by the Board.

ABraham Unit Owners

Resolved, that Unit Owners reported to be in violation of the Declarations and Covenants will be served with written notice of violation, after which the Unit Owner has fifteen days to correct the offense or attend a hearing with the Board and the parties involved where the Board may, at its discretion, levy a fine of \$100, if the violation exists after 30 days of receipt of written notice an additional \$100 fine will be assessed, , if the violation exists after 60 days of receipt of written notice an additional \$100 fine will be assessed and the matter turned over to an attorney. Motion to approve by S.L., seconded by E.R., and unanimously approved by the Board.

Minutes

The minutes of the previous Board of Managers Meeting held January 8, 2001, were unavailable from Weststar Management, and were therefore, not read nor approved.

Old Business

After an open forum discussion, it was decided that the HOA would seek the advice of an attorney, through Weststar Management Corp., on how to best resolve existing pet violations. In addition, the legal report will clarify the rules governing the amendment of existing declarations.

New Business

Weststar Management was authorized by the Board to procure an Accountant that will be responsible for auditing the HOA's financial statements.