

**APPLETREE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
NOVEMBER 15, 2005  
MINUTES

**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:35 p.m. A quorum was established.

**APPROVAL OF THE JUNE 8, 2005 MEETING MINUTES:**

It was moved by Kathy Remondini and seconded by Lisa Sevier to approve the June 8, 2005 meeting minutes as presented. Motion carried unanimously.

**REVIEW OF FINANCIALS:**

The Board reviewed the October 2005 financial statement. The Board also reviewed the current delinquencies in the community and the status of each.

**PROPOSED 2006 BUDGET:**

The Board reviewed the proposed 2006 budget presented by Nikki of Weststar. After some discussion and review of the line items it was moved by Lisa Sevier and seconded by Kathy Remondini to approve the 2006 budget as presented, which includes leaving the dues the same at \$175 per month. Motion carried unanimously.

**OTHER BUSINESS:**

**Dogs:**

The Board discussed several units that have dogs that are over the weight limit. The Board instructed Nikki to start the fine process on those units and stated they will turn the matters over to the Association's attorney if the dogs are not removed.

**ADJOURNMENT:**

There being no other business to come before the Board, the meeting was adjourned at 7:36 p.m.

**APPLETREE CONDOMINIUM ASSOCIATION, INC**  
**2005 ANNUAL MEETING**  
MARCH 7, 2005  
MINUTES

*THE ANNUAL MEETING FOR DECEMBER 2004  
COULD NOT BE CONDUCTED DUE TO LACK OF QUORUM*

**CALL TO ORDER:**

The Annual meeting was called to order at 6:30 p.m. A quorum was established.

**APPROVAL OF THE 2003 ANNUAL MEETING MINUTES:**

It was moved and seconded to approve the 2003 Annual meeting minutes as presented. Motion carried unanimously.

**STATE OF THE ASSOCIATION:**

Board President Judy Aguilar introduced all the Board members and gave a brief report to the homeowners on all of the work completed by the Board in 2004. The largest task accomplished was the painting of all buildings. A section of the parking lot was repaved, a new landscape company was hired, two large honey bee nests were removed from two buildings, two roofs were re-done and a company was added to patrol the parking lots for illegally parked cars. Judy stated that the Board will re-pave the last section of parking lot and hopefully re-roof at least two buildings in 2005.

**FINANCIAL REPORT:**

Nikki Kreger of Weststar Management reviewed the 2004 year end financials with the homeowners in attendance. A brief question and answer period was held. The Board noted that the dues were kept at the same amount for 2005.

**ELECTION OF DIRECTORS:**

Two positions on the Board of Directors were available. The Board called for nominations from the floor. It was moved and seconded to nominate the following owners:

Lisa Sevier  
Allen Schroeder  
Sheilah Rabii

Motion carried unanimously. It was moved and seconded to close nominations. Motion carried unanimously.

Each candidate gave a brief speech on why they would like to join the Board of Directors. Ballots were handed out to each owner and they were asked to vote for two members to be elected to the Board.

The ballots were counted and it was announced that Allen Schroeder and Lisa Sevier were elected to the Board.

Judy thanked the outgoing Board members for all of their hard work over the past several years.

**HOMEOWNER'S FORUM:**

A brief question and answer period was held with questions ranging from parking issues to dog issues. The Board encouraged any owner that catches another owner walking a dog and not cleaning up needs to contact the management company immediately as the dog waste problem has become very bad around the complex. The Board stated they were looking into purchasing some dog stations with pick up bags and attached trash cans for the waste.

**ADJOURNMENT:**

There being no other business brought before the Board, the meeting was adjourned at 8:30 p.m.



**APPLETREE CONDOMINIUM ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
AUGUST 3, 2004  
MINUTES

**PRESENT:**

Kathy Remondini, Judy Aguilar, Rebecca Bonin, Ramona McDowell and Curtis Sobolik.

**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:40 p.m. A quorum was established.

**APPROVAL OF MARCH 30, 2004 MEETING MINUTES:**

It was moved by Rebecca Bonin and seconded by Kathy Remondini to approve the March 30, 2004 meeting minutes as presented. Motion carried unanimously.

**APPROVAL OF JULY 2004 FINANCIAL STATEMENT:**

The Board reviewed the July 31, 2004 financial statement. It was moved by Rebecca Bonin and seconded by Curtis Sobolik to approve the July 2004 financial statement as presented. Motion carried unanimously.

**OTHER BUSINESS:**

**Tennis Court Bid:**

The Board reviewed a bid to do an asphalt overlay on the tennis courts as they are in very bad shape. It was moved by Rebecca Bonin and seconded by Curtis Sobolik to approve the bid by All Pro Tennis Courts for a two inch asphalt overlay, new net and painting of the court. Motion carried unanimously.

**Tree Pruning:**

The Board reviewed one bid for pruning of all the trees in the community. The Board instructed Nikki to obtain more bids before a decision could be made.

**Tow Letter:**

The Board reviewed a letter from a homeowner asking for reimbursement for two cars Appletree had towed out of the parking lot when the lot was re-paved. After much discussion the Board unanimously agreed they would not reimburse the homeowner as the rules state cars cannot stay in one spot for more than 7 days and because the owner was on vacation for two weeks and didn't notify the management company, the cars had to be towed to get the work completed.

**Rules & Regulations:**

Judy stated she had re-typed the rules and regulations and would have a draft copy to all Board members by the end of the month. Once the Board approves the rules, they will be mailed out to all owners along with a newsletter.

**Parking Lot Monitoring:**

Nikki presented the Board with a company that would monitor the parking lot and tag cars with expired plates, flat tires, or abandoned vehicles. The company would come to the property once a week and the cost would be \$100 per month. The Board agreed to sing on with Rocky Mountain Monitoring Company to help cut down on some of the parking problems in the community.

**ADJOURNMENT:**

There being no other business to come before the Board, the meeting was adjourned at 7:45 p.m.

**APPLETREE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 30, 2004  
MINUTES**

**PRESENT:**

Judy Aguilar, Rebecca Bonin, Ramona McDowell, Curtis Sobolik and Kathy Remondini.

**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:30. A quorum was established.

**APPROVAL OF JANUARY 13, 2004 MEETING MINUTES:**

It was moved by Judy Aguilar and seconded by Kathy Remondini to approve the January 13, 2004 meeting minutes as presented. Motion carried unanimously.

**APPROVAL OF FINANCIAL STATEMENTS:**

The Board reviewed the financial statements and current delinquency list. It was moved by Judy Aguilar and seconded by Rebecca Bonin to approve the April 2004 financial statement as presented. Motion carried unanimously.

**OTHER BUSINESS:**

**Rules Violations:**

The Board reviewed the current policy on fining homeowners who break the rules and do not correct the issue after a warning letter. The Board decided that when the new rules and regulations are distributed they would make the fine policy the same for all violations. The current rules have different fine schedules for different violations.

**Painting:**

The Board had a lengthy discussion about painting the buildings in Appletree. A company to do the job was selected but the Board was not in agreement as to the color the buildings should be painted. The painter had suggested that a color consultant could be hired. The Board decided to look into that as an option. Nikki will contact the paint company to see whom they recommend and get back to the Board.

**Tennis Courts:**

The Board asked Nikki to obtain bids to have the tennis courts repaired.

**ADJOURNMENT:**

There being no other business to come before the Board, the meeting was adjourned at 8:30 p.m.

**APPLETREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
JANUARY 13, 2004  
MINUTES

**PRESENT:**

Ramona McDowell, Rebecca Bonin, Judy Aguilar, Kathy Remondini and Don Hicks (homeowner).

**CALL TO ORDER:**

Board President Judy Aguilar called the Board of Directors meeting to order at 6:35 p.m. A quorum was established.

**HOMEOWNER FORUM:**

Don Hicks was present to discuss a letter he received from the Association's attorney regarding carports. His unit was not listed as one of the units that had a carport and he brought documentation to the Board, which showed that the carport was conveyed to his unit and recorded with the county. The Board had a lengthy discussion about the carport issue. Every homeowner was mailed the letter from the attorney and they will be given 30 days to provide proof that they have a carport. Once the issue has been resolved, the Board will have a map showing who owns which carport recorded with Arapahoe County and signs will be posted in the carports which designate which unit they belong to.

**APPROVAL OF THE OCTOBER 16, 2003 MINUTES:**

It was moved by Rebecca Bonin and seconded by Kathy Remondini to approve the October 16, 2003 meeting minutes as presented. Motion carried unanimously

**APPROVAL OF THE DECEMBER 31, 2003 FINANCIAL STATEMENTS:**

The Board reviewed the financial statements. After some discussion it was moved by Judy Aguilar and seconded by Kathy Remondini to approve the financial statement as presented, subject to final audit. Motion carried unanimously.

**OTHER BUSINESS:**

Painting-The Board requested that Weststar get three bids for painting all the buildings this coming summer. The company who did the work before has already put their bid together so Nikki will contact two other companies to submit their proposals.

**Wish List** – The Board discussed some items they would like to accomplish this coming year. Those included some concrete work, two more new roofs, stucco repairs, another stage of asphalt coating to the parking lots, etc. Once the painting bids are in the Board will re-evaluate what items the Association can afford to take on in 2004.

**ADJOURNMENT:**

There being no other business to come before the Board, the meeting was adjourned at 8:30 p.m.