

APPLETREE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 20, 2010

MINUTES

PRESENT: Vikki Farrow, Kathy Remondini, Ayser Zoma, Amy Rehman, Allen Schroeder and Association Attorney Myra Lansky.

CALL TO ORDER:

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

MANAGEMENT CONTRACT:

It was moved by Kathy Remondini and seconded by Ayser Zoma to reinstate Weststar Management for the term of their contract. Kathy Remondini, Vikki Farrow and Ayser Zoma voted for and Allen Schroeder and Amy Rehman voted against. Motion passed.

BOARD MEMBER RESIGNATION:

Amy Rehman stated she is resigning from the Board. It was moved by Ayser Zoma and seconded by Kathy Remondini to accept her resignation. Motion carried.

POINT PERSON FOR ATTORNEY:

The Board discussed the need to appoint a new representative to be the point person to forward all questions, etc. from the Board to the attorney. It was moved by Kathy Remondini and seconded by Ayser Zoma to have Nikki Kreger of Weststar Management be that person. Kathy Remondini, Ayser Zoma and Vikki Farrow voted in favor and Allen Schroeder abstained. Motion carried.

APPROVAL OF MINTUES:

It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the January 19, 2010 meeting minutes as presented. Motion carried unanimously.

It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the February 16, 2010 meeting minutes as presented. Motion carried unanimously.

It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the March 16, 2010 meeting minutes as presented. Motion carried unanimously.

The Board reviewed the 2010 Annual Meeting minutes and no changes were made. The minutes will be presented to the membership for approval at the 2011 Annual meeting.

REVIEW OF FINANCIALS:

Ayser Zoma, Board Treasurer, reviewed the financial statements with the Board. The Board also reviewed the current delinquencies and the accounts that have been turned over to the attorney for collection.

NEW BUSINESS:

Custom Contractors Contract:

The Board reviewed the contract presented by Custom Contractors to maintain the property. Ayser Zoma commented on the excellent job they have been doing to date on the property and the visible difference it has made.

The contract as presented was for 30 hours of work per week at \$30 per hour. After much discussion on how the Association could afford to pay that much per month within their current budget it was decided that the contract should be amended to state that work will be done up to 30 hours a week so that the Association is not locked into 30 hours per week if its not needed.

It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the contract with the above stated changes. Motion carried unanimously.

PET SCOOP SERVICES:

Custom Contractors has agreed to pick up dog waste as part of their monthly duties on the property. For that reason it was moved by Kathy Remondini and seconded by Ayser Zoma to cancel the contract with Pet Scoop Services. Motion carried unanimously.

RESERVE STUDY:

A representative from Borne Engineering was present to discuss the reserve study proposal they provided to Appletree. After several questions and discussion by the Board it was moved by Kathy Remondini and seconded by Ayser Zoma to approve the contract with Borne Engineering to provide a new reserve study. Motion carried unanimously.

STEFECO, INC.:

It was moved by Kathy Remondini and seconded by Ayser Zoma to rescind a previous motion to stop using Stefco Inc. and to now allow the company to bid on and perform projects for the Association. Kathy Remondini, Ayser Zoma and Vikki Farrow voted in favor and Allen Schroeder voted against. Motion passed.

CONCRETE PLANTER BIDS:

The Board reviewed bids to concrete the area where a planter was removed on G building. It was moved by Kathy Remondini and seconded by Vikki Farrow to approve

the bid submitted by Stefco, Inc. Kathy Remondini, Vikki Farrow and Ayser Zoma voted in favor and Allen Schroeder voted against. Motion passed.

BUILDING G-SOUTH WALL REPAIRS:

The Board reviewed bids to repair the trim and siding on the South side of building G to stop water intrusion problems. It was moved by Kathy Remondini and seconded by Vikki Farrow to accept the bid from Falch & Falch. Motion carried unanimously.

BID FOR STAIRWELL WORK ON BUILDING G:

The Board reviewed bids for removing the stairwell on the West side of building G in order to investigate whether or not there is a rodent's nest under the stairwell or if there is any evidence of holes where rodents may have entered the building. Allen Schroeder pointed out that the bid should be amended to allow for some type of sealing of the area between the side of the stairwell and the actual wood stairs so that rodents cannot squeeze in between. It was moved by Kathy Remondini and seconded by Vikki Farrow to approve the bid from Falch & Falch provided they can add the amended request by the Board for no additional cost. Motion carried unanimously.

BID FOR REKEYING THE POOL:

The Board reviewed a bid from Arapahoe County Security for rekeying the pool gates. The bid included three price options for various levels of security. The board decided to table the project for a later date and at that time more bids will be requested.

OTHER BOARD BUSINESS:

Roof Inspections:

The topic of having all the roofs inspected by an independent inspector was discussed. Nothing was voted on at the meeting due to the fact that not all Board members have been provided with copies of the quotes from various vendors. The quotes will need to be provided to the management company and added to the Board packet before they can be voted on.

Carports:

Ayser Zoma reported that the carport roofs are still shake shingles and that she has asked Stefco, Inc. to provide a bid to replace with asphalt to match the buildings. There will also be bids coming to finish the remaining chimney caps, siding and gutter work for the buildings.

Audit:

Ayser Zoma reported that LR Compton CPA's will be performing the 2009 year end audit and tax return.

Rules & Regulations:

Allen Schroeder asked for clarification on a letter he received for one of his units. The letter stated that the shade on his patio can only be kept down when the sun is shining into the patio area and must be left open at all other times so not to hide storage on the patio that is unauthorized. The Board discussed that the current Rules & Regulations do not cover the topic and it will need to be added in order for the Board to enforce the issue throughout the community.

HOMEOWNERS FORUM:

Homeowner Trevor Clark was in attendance and asked several questions of the Board and made several comments. His issues raised pertained to the following:

- Taking away of pool privileges
- Suggestions on contractors and their safety practices
- Vandalism issue with dog feces
- Suggestion on obtaining more than 3 bids for projects
- Comment on Custom Contractor contract
- Question on foreclosed unit in L building
- Question on tax extension
- Question on meeting minutes

ADJOURNMENT:

There being no other business to come before the Board the meeting was adjourned at 9:00 p.m.