

**Norseman Condominium Association
Annual HOA Meeting
September 28, 2008
Capitol Hill Community Center 1290 Williams St. Denver, CO
(2:00PM – 4:00PM)**

Owners Present (19):

Josh Richardson 409
Tristan Sanders 310
Bob Wasserman 407
Colin Mac Master 509
Arlene Rapal 507
Jacinta Knox 410
Carolyn Olsen 510
Cleasta Lewis 209
Ken Sprague 501
BJ Johnson 305
J.P. Cachera 302
Justin Ragusa 308
James Rose 202
Margaret Bryant 203
Kelly Gaige 304
Nancy Sterling 101
Kyle Backlund 401
Alexia Lentz 209
Sarah Clark 401
Barbara Gelston 402

Owners Present by Proxy (18):

Valter Pinto Foschini 208 (Alexia Lentz)
Renee Rivera 307 (Kyle Backlund)
Dylan Evans 110, 502, 503 (Barbara Gelston)
Tiffany Merdinger 201 (Barbara Gelston)
John Wethey 204 (Barbara Gelston)
Nathaniel Ramos 205 (Barbara Gelston)
Mary Boudreau 207 (Barbara Gelston)
Art Rezmouits 303 (Barbara Gelston)
Patricia Ratliff 306 (Barbara Gelston)
Leslie Moak 309 (Barbara Gelston)
Derek Wooldridge 403 (Barbara Gelston)
Juli Murphy 404 (Barbara Gelston)
Carlos Roman 405 (Barbara Gelston)
Heather Sousek 408 (Barbara Gelston)
Mel Garcia 506 (Barbara Gelston)
Carey Terry 601 (Barbara Gelston)

Handouts in packet:

-2008 Annual Meeting Agenda
-Jan. 2007 thru Aug. 2008 Monthly Meeting Minutes
-Financial Information as of 8/31/08
-Wayne B. Freeman Auditor's Report

Business Covered:

1. Every owner present signed the attendance sheet and the meeting was called to order.
2. Barbara certified the proxies of the owners that could not attend the meeting.
3. Kyle opened the meeting with an introduction and then everyone introduced themselves to each other.
4. Resident Address: Bob Wasserman discussed "pride of ownership" and gave a history of the building's management issues of the past. Some of his topics were the wasting money on projects that were insignificant, which lead to major shortfalls in budget for the upcoming years and the need to maintain money in the account so an assessment can be avoided.

5. The financials and managers report located in the packet that was distributed were reviewed and discussed.
6. The Board will be monitoring the utility bills and notify the Association of any deficit and possible rise in monthly fees. HOA fees will NOT be increasing at this time. In the meantime, the Board will be auditing our spending and consumption of utilities for potential savings. Kyle urged all homeowners to start saving an extra \$5-10 per month in case an increase is necessary.
 - a. A variety of suggestions were brought forth by the owners, such as removing bulbs in the hallways, lowering temperature of hallways, and water conservation.
 - b. Contractors currently working for the Norseman (i.e. Broomhall Bros.) will also be reviewed to ensure competitive pricing. It was noted that some residents have had bad experiences with Broomhall Bros. when having individual units serviced.
7. The Board will be reviewing the HOA Declarations and making a recommendation to the Association regarding an amendment to Limited Common Elements. Currently chimneys, balconies and decks are listed as Limited Common Elements and therefore the Association is responsible for maintenance, repair and all liabilities.
8. The Association voted 14 Yes to 4 No (Kyle abstained) to delay the hall painting project until February 2009. The Board will then review our finances to determine how best to proceed. If no HOA fee increase is necessary to cover utilities, we hope to move forward with the painting. We still intend to select paint colors within the next few weeks. More on that in upcoming Norseman Blog.
9. The Board will proceed in updating our mail system, potentially moving all mail boxes to the basement and adding some larger locked units for packages.
10. East Stairs project will proceed, but so far we've gotten estimates ranging (\$1900 to \$8000) to re-do stairs.
11. We are investigating the pros, cons and logistics of adding solar panels to the roof. If anyone has specific knowledge on this, or other environmentally friendly initiatives the Association should pursue, please contact the Board of Managers.
12. Election of officers Kyle Backlund – President (renewal) and Josh Richardson – Secretary (first term) was conducted with 36 Yes and 1 No vote.

Meeting was adjourned at 4:00 PM