

NORSEMAN CONDO. ASSO. MEETING

JUNE 15, 2009

HELD AT: Under The Umbrella Café

6:00PM

3504 E. 12th Avenue, Denver, CO

Present: Board of Directors; Kyle Backlund, Alexia Eslan, JP Cachera, Barbara Gelston; Elissa Conger, Property manager, Owners: Jody Strogoff, Bob Wasserman, Heather Sousek, and Kelly Gaige.

The meeting was called to order. Bob Wasserman asked questions regarding 4 principal areas – 1. Door latches on laundry room doors not working. 2. Smoke detectors still missing from the 4th floor hall, 3. Lint traps for the driers need to be cleaned 4. Carpeting for the 4th and 5th floors and 5. The convex mirror and stop sign for the parking lot exit on Garfield St.

Elissa will schedule the cleaning of the lint traps with Dave Brooks. No answers were available for the other items of concern, except that Kyle did say he was waiting for figures from Lowell to do the sign/mirror.

Heather asked about the protocol of redoing of her bathroom and replacing her balcony door and window in order to be in compliance with the Declaration/By-laws. She was told what she needed to do.

Kelly had questions regarding the front entry door code, keys not fitting the door lock due to a lock malfunction and what happened to the e-mail communications. A new cylinder was put in to the lock on that door and all keys should work now, she was given an alternative link to Weststar Mgmt. Company for additional information regarding the building.

Financials: The balance sheet was gone over, and it was decided that the CD account would be maintained at Mile High Bank for the next 6 months as there was much less than a point in interest rate, should we move.

Lack of insurance for some of the people who work in the building, particularly Rosario and Lowell was discussed and that they needed workmen's comp/liability insurance. Kyle will check with Rosario to see if she has coverage. Elissa to call Van Gilder to see if they can cover these workers.

Senate Bill 100 was discussed re habitual violators and severe violations and appropriate fines. The 4 Board members present voted to accept these rules.

Keys: if lost/not returned, re-keying the building must be done at the loser's expense. It was decided that an increase in key deposits (\$100.00 and \$25.00, respectively for the building door key and the pool gate/storage room) would be charged for any extra keys in order to inspire compliance with key returns. Elissa will conduct a key audit, and will do this annually. This communiqué will go out with the notice for all owners to check their smoke detectors. A discussion of form and format of this notice took place, and it was decided to put the notices on fluorescent paper to make sure it grabbed the attention of each recipient. A Resolution was passed unanimously to increase the charges for extra keys.

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Discussion was held where some members of Board want more Board members due to scheduling conflicts for them. It was mentioned that our insurance company should be contacted to see if they would cover 2 or more additional members. It was mentioned that there has been increased responsibilities for Kyle that he doesn't have time for.

Various types of violations of the Rules and Regulations were discussed and the ongoing problem with the pigeon poop all over the front steps. Heather suggested glue strips and spikes.

A/C problems continue, only one chiller is working, we have no back-up, Elissa will get another opinion.

The general meeting ended at 7:50 PM

Executive Session:

It was decided to purchase a new grill. JP volunteered to go on-line to see what he could find. Barbara gave new cooking tools to the Asso. For the grill.

It was agreed that we would budget \$200.00 for flowers to hang around the pool, JP to pick up.

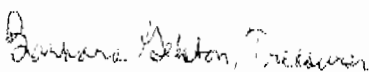
Discussion of fines: John Wetthey: late pay due to the turn over in management, his prepay checks had been returned to him. This is to be forgiven

Barbara Johnson.....not forgiven

Justin Conway-----Elissa to write letter to unit 303's attorney.

Meeting Adjourned at 8:20

Minutes submitted by:


Barbara Gelston, Treasurer

Norseman Condo. Asso.