

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 10/19/09

PRESENT:

Board of Directors: Kyle Backlund (Member At Large), J.P. Cachera (President), Josh Richardson (Secretary), Barbara Gelston (Treasurer), Kelly Gaige (Member At Large)

Elissa Conger (Property Manager),

Resident from Unit #105 (Chavaya Beebee-Galvao representing Thomas Beebee)

HOMEOWNERS FORUM:

Residents of unit #105 contested their fines (\$200 for smoking and having glass in pool area). They also contested another (\$25 for smoking in pool area) that took place on a different day. Contesting they didn't know the person posing as a resident to unit #105 and were unaware of rules of the building and common areas. This person had told Kyle when confronted that he was a resident of #105. It has been determined by the Board after reviewing the fines he was at the very least a guest of #105.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:05 PM, a quorum has been established.

Kelly Gaige has been nominated to serve on the Board of Directors as a Member At Large. Barbara made the motion to have Kelly join the Board as Member At Large, Josh seconded the motion and the motion was carried in favor (4-0).

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

J.P. made the motion to approve the minutes as amended, Kelly seconded the motion and the motion was carried in favor (5-0).

The previous meeting minutes from August 2009 were approved pending a few minor changes.

REVIEW CURRENT FINANCIALS:

Kyle made the motion to approve the financials, Barbara seconded the motion and the motion was carried in favor (5-0).

UNFINISHED BUSINESS:

N/A

NEW BUSINESS:

Kyle made a motion to approve the following classifications regarding the current assets of the Association:

1. Account #1015 (Norseman CW Loan Proceeds) will be used to pay the final invoice for the elevator work for ThyssenKrup with the remaining balance to be kept in the account and the name of the account reclassified as the Norseman Operating Savings account.
2. Account #1020 (CW Savings Account) will be reclassified as the Norseman Reserve account.
3. Account #1016 (Mile Hi CD) will mature in December of 2009; upon maturity \$5,000 will immediately be transferred into account #1020 (reserve account) and the remaining balance will be transferred into account #1015 (operating savings account).

J.P. seconded the motion and the motion was carried in favor (5-0).

Kyle made the motion to have J.P. serve as President of the Board of Directors, Josh seconded the motion and the motion was carried in favor (5-0).

J.P. made the motion to contract ACC Landscape Services to provide snow removal services, Kyle seconded the motion and the motion was carried in favor (5-0).

J.P. made the motion to renew janitorial services by Rosario, Barbara seconded the motion and the motion was carried in favor (5-0).

J.P. made the motion to accept Steam Pro's proposal of \$2067.50 to clean the carpets and tile, Kyle seconded the motion and the motion was carried in favor (5-0).

Kyle made the motion to accept L.R Compton proposal to prepare federal and state taxes for the association at a fee of \$400, Josh seconded the motion and the motion was carried in favor (5-0).

J.P. made the motion to accept Gelston Management proposal for property management of unit #104, Kyle seconded the motion and the motion was carried in favor (5-0).

The Annual Owners Meeting will be held Sunday January 31st 2010 at a location yet to be determined.

The next HOA Board meeting will be at 6:00PM on December 21st at the Weststar Office.

The Board entered executive session to discuss collections and covenant enforcement matters. The Board came out of executive session.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:00PM.