

NORSEMAN CONDO ASSOCIATION

Meeting Location: Kentwood Real Estate (44 Cook St., 9th Floor, Denver 80206)

Date: 2/27/2012

PRESENT:

Board of Directors: Alexia Eslan (President), Barbara Gelston (Treasurer), Josh Richardson (Secretary) and Cleasta Lewis (Member at Large)

Ricardo Lases (Property Manager), Kyle Backlund (owner #401), Nancy Sterling (owner #101) and Kerianne Duffy (owner #406)

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:37 PM, a quorum has been established.

HOMEOWNER FORUM

Concerns with people not living in the building are parking in our visitor parking spaces.

The enforcement of building rules seems to be lacking (i.e. cleaning up after pets, smoking in common areas, and residents parking in visitor spots).

The cleanliness of the common areas was discussed (i.e. dog feces and snow removal issues).

The pool furniture was not put away after the pool closed. The furniture will be put away by Alexia, Nancy and Cleasta. Thanks for volunteering!

*All of these issues brought up, will be looked into by the Board.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

Alexia motioned to approve the previous meeting minutes (December 2011), Barbara seconded the motion and the motion was carried in favor (4-0).

REVIEW CURRENT FINANCIALS:

Josh motioned to approve the current financials, Alexia seconded the motion and the motion was carried in favor (4-0).

UNFINISHED BUSINESS:

N/A

NEW BUSINESS:

Alexia motioned to accept the CoCal Landscape Maintenance contract for 2012 season. Josh seconded the motion and the motion was carried in favor (4-0).

Alexia motioned to accept Sunshine Building Maintenance proposal of \$443.96 for new janitorial costs, Josh seconded the motion and the motion was carried in favor (4-0).

Alexia motioned to have Hindman Sanchez send a letter to a resident that is continually behind to collect all unpaid charges, special assessments to date and all future dues for 2012 (Per section 6.7.B of the Declarations), Josh seconded the motion and the motion was carried in favor (4-0).

Pool maintenance contract will be decided at the next Board meeting; once it has been determined the HOA will have sufficient funds to operate the pool for the upcoming season.

A request was received from Unit #207 for the Board to pay damages caused by water to the unit. The owner does not know where the water originated from. Since the issue was not brought to the Board sooner, there is no way to track the water damage so the request has been denied.

Nancy Sterling and Kerianne Duffy have agreed to join the Board as "members at large". This will give the Board of Directors a total of 6 members.

EXECUTIVE SESSION:

The Board entered Executive Session at 8:25 PM and exited Executive Session at 8:45 PM.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:46 PM.

A handwritten signature in blue ink, appearing to read "Josh Richards", is written in a cursive style.