

NORSEMAN CONDO ASSOCIATION

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

Date: 4/23/2012

PRESENT:

Board of Directors: Alexia Eslan (President), Barbara Gelston (Treasurer), Josh Richardson (Secretary), Cleasta Lewis (Member at Large), Nancy Sterling (Member at Large), Kerianne Duffy (Member at Large) and Tiffany Meidinger (Voted on to the Board during the meeting and will serve as Vice President)

Ricardo Lases (Property Manager)

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:45 PM, a quorum has been established.

HOMEOWNER FORUM

Unit #601 proposed a payment plan to repair their upper deck, but didn't have details on the actual construction plan for the repairs and liability insurance for the contractor. Once this is submitted to the Board, it will be reviewed and a decision will be made by the Board.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

Alexia motioned to approve the previous meeting minutes (February 2012), Barbara seconded the motion and the motion was carried in favor (6-0).

REVIEW CURRENT FINANCIALS:

Josh motioned to approve the current financials, Alexia seconded the motion and the motion was carried in favor (6-0).

UNFINISHED BUSINESS:

Alexia motioned to accept The Pool Man proposal for all required maintenance for the pool season (opening/closing/weekly maintenance), Josh seconded the motion and the motion was carried in favor (7-0).

NEW BUSINESS:

The Board reviewed new insurance policies for 2012-2013, since Travelers will not be renewing our policy. The Board will be accepting more bids before deciding on a new insurance carrier.

Josh motioned to accept J&P Roofing contract to clean the building gutters, Barbara seconded the motion and the motion was carried in favor (6-0).

Alexia motioned to have Tiffany Meidinger (unit #201) join the Board, Josh seconded the motion and the motion was carried in favor (6-0).

Tiffany Meidinger has agreed to join the Board and will serve as "Vice President". This will give the Board of Directors a total of 7 members.

Josh motioned to institute a new \$100 non-refundable move-in fee (collected at move-in), Barbara seconded the motion and the motion was carried in favor (7-0). This fee will help with building maintenance costs.

Josh motioned to institute a new \$100 non-refundable pet fee (collected at move-in or acquisition of new pet), Barbara seconded the motion and the motion was carried in favor (7-0). All existing pets in the building will be grandfathered in. This fee will help with building cleaning costs associated with pets living in the building.

EXECUTIVE SESSION:

The Board entered Executive Session at 8:17 PM.

During Executive Session, a request from a unit owner to opt out of the latest special assessment was discussed and the request was denied per Section 6.1 of the Declarations.

The Board exited Executive Session at 9:02 PM.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:03 PM.