

## **NORSEMAN CONDO ASSOCIATION**

Meeting Location: Weststar Office

Date: 2/24/2014

### **PRESENT:**

Board of Directors: Kerriane Duffy (President), Nancy Sterling (Vice President), Josh Richardson (Secretary), Barbara Gelston (Treasurer), Cleasta Lewis (Member at Large) and James Rose (Member at Large)

Ricardo Lases (Property Manager)

### **CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:38 PM, a quorum has been established.

### **HOMEOWNER FORUM**

Discussed new snow removal contractor that works for a similar building as the Norseman in Denver who has competitive rates. This contractor will be in consideration for next year's snow removal season.

### **APPROVAL OF PREVIOUS MEETING MINUTES:**

Kerriane motioned to approve the previous meeting minutes (September 2013), Nancy seconded the motion and the motion was carried in favor (6-0).

### **REVIEW CURRENT FINANCIALS:**

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

### **NEW BUSINESS:**

Josh motioned to nominate Nancy Sterling as HOA Board of Directors Vice President, Kerriane seconded the motion and the motion was carried in favor (6-0).

Nancy motioned to delay reserve back payments for 2013 until the operating budget has a surplus of at least \$4000 month to month, while still allowing the reserve payments for 2014 to continue, Kerriane seconded the motion and the motion was carried in favor (6-0).

Josh motioned to accept the Denver Landscape and Labor Services contract proposal for 2014 landscape services, Kerriane seconded the motion and the motion was carried in favor (6-0).

Nancy motioned to survey the owners on whether the pool should continue to be utilized in future years (2015 and beyond) and determine the overall popularity the pool, upon completion of the survey, the information gathered will allow the Board to continue in an advised direction, Josh seconded the motion and the motion was carried in favor (6-0).

Josh motioned to accept The Pool Man contract proposal for the 2014 pool season, Barbara seconded the motion and the motion was carried in favor (6-0).

Ricardo will request additional bids to be considered for concrete work in front of the building and asphalt repairs to parking lot.

Ricardo will ask L.R. Compton II (accounting services) to match our other accounting services contract proposal for the 2013 Financial Audit and Tax preparation at \$1800, which would be a reduction of \$200.

### **UNFINISHED BUSINESS:**

N/A

### **EXECUTIVE SESSION:**

The Board entered Executive Session at 8:27 PM.

The Board exited Executive Session at 8:35 PM.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:36 PM.