

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 8/25/2014

PRESENT:

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

Bob (Unit 407)

Ricardo Lases (Property Manager)

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:28 PM, a quorum has been established.

HOMEOWNER FORUM

Some residents have been manipulating the water feeding the washer on the 4th floor. This situation will be monitored and resolved in some fashion. All the repairs related to the water damage from previous roof repairs have now been completed. A survey will be sent out to all owners and tenants to gauge future interest in the pool and the results will be discussed at the next annual board meeting. The HOA rules and regulations need to be updated to properly reflect the new Declarations and to ensure the most current information is provided.

APPROVAL OF PREVIOUS MEETING MINUTES:

Barbara motioned to approve the previous meeting minutes (June 2014), Kerriane seconded the motion and the motion was carried in favor (7-0).

REVIEW CURRENT FINANCIALS:

Josh motioned to approve the current financials, Barbara seconded the motion and the motion was carried in favor (7-0).

NEW BUSINESS:

Nancy motioned to accept Colorado Concrete Solutions proposal to perform concrete and asphalt repairs, Josh seconded the motion and the motion was carried in favor (7-0).

Josh motioned to change the janitorial services contract from Sunshine Building Maintenance to Across Carpet & Cleaning Services and accept the Across Services proposal, Kerriane seconded the motion and the motion was carried in favor (7-0).

The Board discussed the need to add the services of a handy man for miscellaneous building repairs and general maintenance. This new service will keep the building maintenance up to date and help to control costs of these repairs at a defined hourly rate. The Board will reach out to Lowell M. initially, to see if he would be interested in this new role. He has performed similar work for our building in the past at a competitive rate.

UNFINISHED BUSINESS:

The Board will attempt to negotiate the elevator repairs with Centric to bring them in line with the proposal from Kone, as the Board prefers the Centric proposal overall.

The Board will ask for an additional proposal to replace defective exhaust fans, bearings and belts.

EXECUTIVE SESSION:

The Board entered Executive Session at 8:17 PM.

The Board exited Executive Session at 8:25 PM.

ADJOURNMENT:

With there being no further business, the meeting was adjourned at 8:25 PM.