

Park Washington Condominiums Association

BOARD OF DIRECTORS MEETING

669 Washington Street, Denver, CO 80203

Lobby

Wednesday, October 17, 2012 ~ 6:00 pm.

AGENDA

I. Call to Order 6:04

II. Homeowner Forum/Guests

III. Review of Agenda

Added Agenda Item: State Farm Insurance Renewal. VI. C. under Association Business.

IV. Minutes Approval

Prior Month Minutes

The following minutes were approved:

5-16-12 Board Meeting: Dan Serafin made the motion Pat Fullmer seconded the motion.

Carried Unanimously

7-24-12 Board Meeting: Dan Serafin made the motion Pat Fullmer seconded the motion.

Carried Unanimously

7-24-12 Organizational Board Meeting: Dan Serafin made the motion Pat Fullmer seconded the motion.

Carried Unanimously

Decision was made to postpone the approval of the August and Special Board minutes.

V. Financial Report

A. Financials

We will transfer accounting documents to Weststar Management.

We are disputing a \$43 charge for a service call on a door lock from an unqualified vendor. Payment notice returned unpaid.

B. Bank Statements

C. Aging & Attorney Status Reports

We will correct aging reports once we sit and meet with Weststar Management.

VI. Association Business

A. Items Completed Highlights

B. Aqua-Chem Chemical Proposal

Aqua-Chem recommended adding a Pot Feeder to our Boiler closed loop. Major is recommending against this. (We will research previous vendor Chem-Aqua invoices for summer chemicals billed throughout the year).

C. State Farm Insurance renewed in October. We adopted a \$25,000 deductible. This contract can be put out to bid next year. A motion was made by Charles Drake and seconded by Pat Fullmer to approve our renewal of the State Farm Umbrella Policy. It was carried unanimously.

D. New Business

Thyssenkrup Maintenance contract is up for renewal. We did not review because their maintenance or lack thereof caused us to fail our recent elevator inspection. Thyssenkrup is stating that we did not terminate the contract in a timely manner. A conversation about future elevator agreements took place but no decision was made.

VII. Reports and Correspondence

A. Work Order Report

B. Violation Report

C. ACC Report

We talked about an Architectural committee to review and enforce board policy regarding major remodel jobs going forward. We discussed how recent work on unit 304 went. We discussed real estate showings for unit 105.

D. Correspondence

VIII. Review Invoices & Sign Checks

IX. Review of Action Items

Transition to Weststar

X. Adjournment 7:00 pm

A motion was made by Jon Fisher and seconded by Pat Fullmer to adjourn the meeting. The motion carried unanimously.