

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING NOVEMBER 11, 2014 MINUTES

I. CALL TO ORDER

The regularly scheduled November 11, 2014 Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was called to order at 6:30 pm at the Qualridge Clubhouse, located at 11157 E. West 17th Ave., Lakewood, CO 80007. Board Members present were Angie Beiderbecke, Chris Easton, Beth Meier, Phyllis Newby, Andrea Pellicori, Robert Rivera and David Zalone. Robert Rivera was unable to attend the full meeting. Scott Dubé and Jean Ronald, CMCA, AMS were present representing Weststar Management Corp.

II. OWNER FORUM

Teresa and Timothy Marano, and Diane Sanders were present at this meeting. The owners present presented concerns regarding roof repairs and the maintenance responsibility to repair interiors once exterior repairs were completed by the Association.

III. APPROVAL OF MINUTES

A motion was made by Chris Easton and seconded by Beth Meier approving the October 14, 2014 Board of Directors Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed.

IV. FINANCIAL BUSINESS

The October 31, 2014 Financials were presented and reviewed for the records. This monthly set of financials was accepted by the Board.

V. OLD BUSINESS

FHA Approval Process - An update was provided on the FHA Approval Process and Board signatures were obtained on two documents to be submitted to the Association's Attorney along with the current owner listing.

Martin/Martin Consulting Engineers – The previously Board approved agreement with Martin/Martin Consulting Engineers for the first phase of the project was presented for Board signature.

Document Amendment – The proposed amendments to the Declaration of Covenants, Conditions and Restrictions were distributed to the Board. It was the general consensus of Board members to review the changes and be prepared to discuss the issue at the December Board Meeting.

VI. NEW BUSINESS

Fall/Winter Newsletter – Beth Meier presented a draft of the fall/winter newsletter and requested input from the Board. Details regarding Declaration Amendment Status, Ice Melt buckets and Owner Maintenance Responsibility vs Quailridge Townhome Association Responsibility will be finalized. Clubhouse Rental deposit and rental fees are included in the newsletter.

Clubhouse Keys – Following the rekeying of the Clubhouse facility, Board members received and signed for a copy of the new keys. The Clubhouse rental procedure and cost was summarized by Board Members Angie Beiderbecke and Beth Meier. Clubhouse forms for rental and clean up were reviewed for possible reprint.

Speeding – The issue of speeding in the community was discussed and a violation letter will be sent following a recent sighting.

Gutter Cleaning – A proposal from Joe Windows Cleaning Inc. previously emailed was distributed. A motion was made by Phyllis Newby and seconded by Andrea Pellicori approving the cost of \$100 per building to clean the fifteen (15) buildings for a total cost of \$1,500.00. It was requested that downspout cleaning be included. All Board members present voted in favor and the motion passed.

Roof Repairs and Interior Repairs

Following the questions and concerns brought forward by the owners in attendance, the Association's Attorney will be contacted for an Opinion Letter that will assist in communicating the Association's documents and maintenance responsibilities.

VII. CORRESPONDENCE

Association correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made Chris Easton and seconded by Andrea Pellicori to adjourn the meeting at 7:50 pm

Approved by



date 12/9/14