

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 9, 2014

MINUTES

I. CALL TO ORDER

The regularly scheduled December 9, 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, and Robert Rivera. David Zalone was unable to attend the meeting. Jean Ronald, CMCA, AMS were present representing Weststar Management Corp.

II. OWNER FORUM

No owners in attendance.

III. APPROVAL OF MINUTES

A motion was made by Andrea Pellicori and seconded by Chris Easton approving the November 11, 2014 Board of Directors Meeting minutes for the records. All Board members present voted in favor and the motion passed.

IV. FINANCIAL BUSINESS

The November 30, 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 indicating that all documents have been submitted and response may come prior to next month's Board meeting.

Document Amendment – The proposed amendments to the Declaration of Covenants, Conditions and Restrictions were reviewed by the Board. Board recommendations will now be resubmitted to the Document Amendment Committee for a final review prior to returning the document to legal counsel, and mailing to membership with proxy/voting instrument.

Roof Repairs and Interior Repair Responsibility – Response from the Association's Attorney Lansky, Weigler & Porter was presented and discussed. It was clarified that interior drywall repairs following a roof leak are the Association's insurance responsibility and if the amount is within the deductible, it may be assessed to the owner once Insurance Guidelines are in place.

VI. NEW BUSINESS

Maintenance and Insurance Responsibility Chart – Following clarification from the Association's Attorney regarding the roof repair and interior repair responsibility, a motion was made by Angie Beiderbecke and seconded by Chris Easton to engage the services of Lansky, Weigler & Porter P. C. to produce a Maintenance and Insurance Chart, covering all components, at a flat fee of \$800.00. All Board members present voted in favor passing the motion unanimously.

Hindman Sanchez Legal Services 2015 - The HindmanSanchez Legal Services and Fee Summary was presented for informational purposes.

Violations – Following a recent community inspection and the mailing of many violation letters, the Board discussed the proper disposal of cigarette butts, the seasonal acceptance of snow shovels on porches, general maintenance and appearance of planters/pots, and pet waste.

Railing – For the records, it was stated that owners wishing to install railings at front steps are responsible for the cost and an Architectural Review form must be submitted for approval.

Other – Beth Meier is finalizing articles for the end of year newsletter.

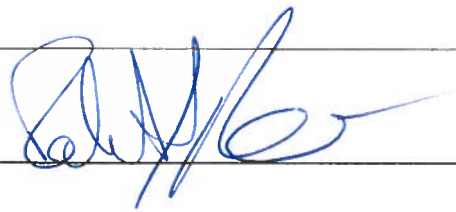
VII. CORRESPONDENCE

Association correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made Robert Rivera and seconded by Andrea Pellicori to adjourn the meeting at 7:45 pm

Approved by



date

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