

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 13, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled January 13, 2015 Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was called to order at 6:30 pm at the Quailridge Clubhouse, located at 11157 E. West 17th Ave., Lakewood, CO 80007. Board Members present were Beth Meier, Phyllis Newby, Robert Rivera and David Zalone. Angie Beiderbecke, Chris Easton and Andrea Pellicori were not in attendance. Jean Ronald, CMCA, AMS were present representing Weststar Management Corp.

II. OWNER FORUM

Owner Barbara Mahoney was present. Barbara Mahoney had questions relating to the proposed amendments to the documents currently being reviewed by the Document Amendment Committee. She also had questions regarding owner responsibility and association responsibility.

III. APPROVAL OF MINUTES

A motion was made by Beth Meier and seconded by Phyllis Newby approving the December 9, 2014 Board of Directors Meeting minutes for the records. All Board members present voted in favor and the motion passed.

IV. FINANCIAL BUSINESS

The December 31, 2014 Financials were presented and it was the general consensus of Board members present to review at the February meeting with the presence of Angie Beiderbeck, Treasurer.

V. OLD BUSINESS

FHA Approval Process - An update was provided on the FHA Approval Process and it was noted that legal counsel was contacted prior to this meeting stating that no action was taken during the holidays by the FHA.

Document Amendment – It was the general consensus of Board members present to table discussion on the proposed amendments to the Declaration of Covenants, Conditions and Restrictions for the February meeting, allowing for the presence of a full Board. In addition, it was noted that Board recommendations from the December meeting have just recently been resubmitted to the Document Amendment Committee for final review.

Maintenance and Insurance Chart – A draft of the proposed Maintenance and Insurance Chart prepared by the Association's Attorney Lansky, Weigler & Porter was presented for review. Several additions were requested by the Board, including separation of Decks (balconies), front porches, and back patios. There is also a need

to add detached garages and maintain those separate from assigned and visitor parking spaces. Another component to be added is the exterior back storage door. The Board tabled further action on this chart noting the importance of all Board members reviewing the chart for adoption.

Insurance Guidelines for Owners of Quailridge Townhomes Condo Association – Tabled for the February Board Meeting.

Martin & Martin Inspection Progress – It was noted for the record that the engineer for Martin & Martin was recently on site to obtain roof details for the report. Several questions regarding insurance coverage for like replacement of shingles, gutters, siding, windows, skylights, and garage doors for past repair projects were answered.

Violations – The violation summary report was presented along with letters being processed following inspections.

VI. NEW BUSINESS

Design Review Submittal for Approval – A motion was made by Phyllis Newby and seconded by Robert Rivera approving the installation of a front door at 11151 W 17th Ave. 11-106. All Board members present voted in favor passing the motion.

Column Replacement at Building 4 - A proposal submitted by SPCS, Inc. for the installation of three new 8" fiberglass columns at the entry to units 105/106 in the amount of \$2,350.59 was reviewed. A motion was made by Robert Rivera and seconded by Beth Meier approving the SPCS proposal. All Board members present voted in favor and the motion carried.

Insurance Non Renewal – For the records it was noted that the insurance carrier Auto Owners Insurance is pulling out of the State of Colorado and will not be renewing policies. The insurance agent for Quailridge Townhomes has informed that they are seeking bids from other carriers to replace this policy prior to the May 1, 2015 renewal date.

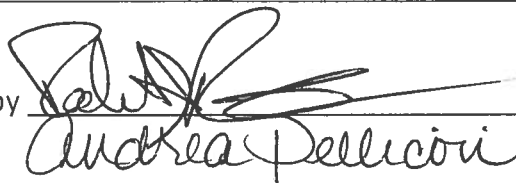
VII. CORRESPONDENCE

Association correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made Robert Rivera and seconded by David Zalone to adjourn the meeting at 7:35 pm

Approved by


Andrea Pelliconi

date 2 / 10 / 15
2/10/15