

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 10, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled March 10, 2015 Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was called to order at 6:32 pm at the Quailridge Clubhouse, located at 11157 E. West 17th Ave., Lakewood, CO 80007. Board Members present were Angie Beiderbecke, Beth Meier, Phyllis Newby, Andrea Pellicori, Robert Rivera and David Zalone. Board member Chris Easton was not in attendance. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

Five owners Rosalia Beck, Dave Brossman, Karen Harrison, Teresa Marano and April Wyatt were present at this meeting. Issues brought to the attention of the Board were fence staining, gutter drainage issues, ice build-up, irregular spreading of ice melt, RTD light rail eco passes, pool contract and a request to maintain the pool open for an extended period during the month of September (weather permitting).

Dave Brossman was present representing the Document Amendment Committee and presented final revisions to the proposed draft amendment of the Declaration of Covenants. Following his presentation it was the general consensus of the Board of Directors to have this final set reviewed by Attorney Kimberly Porter.

Prior to attending to business on the agenda, the Board discussed possible solutions for flag display at the Walton address and will request that owner submit a request for Board review.

III. APPROVAL OF MINUTES

A motion was made by Beth Meier and seconded by Robert Rivera to approve the February 10, 2015 Board of Directors Meeting minutes for the records. All Board members present voted in favor and the motion passed. This set of minutes will be posted on the community website.

IV. FINANCIAL BUSINESS

Following review the February 28, 2015 financials and those reviewed at the February 10th Board Meeting were accepted by the Board for the records.

V. OLD BUSINESS

Document Amendment Proposed Draft – At the Board's request, the revised document will be sent to Attorney Kimberly Porter for final review.

Maintenance and Insurance Chart – The draft proposed Maintenance and Insurance Chart prepared by the Association's Attorney Lansky, Weigler & Porter was once again presented

for review. Final corrections, in order to follow current documents, will be made for Board Approval at the April Board Meeting.

Landscape Maintenance Proposals – Proposals from Keesen Landscape Management, LandCare Management, and ValleyCrest Landscaping were reviewed and discussed. A motion was made by Robert Rivera and seconded by David Zalone approving the Keesen Landscape Agreement with an optional one year extension, for yearly cost of \$14,756.84 to be paid in monthly increments of \$1,229.70 for the period beginning April 2015 through March 2017. All Board members voted in favor and the motion passed.

Pool/Spa Maintenance Proposals - The Board reviewed and discussed proposals from Robbins Pool Service, Pool Shark LLC and Carousel Pools. Management will clarify details on the Carousel Pool Swimming Pool Service Contract and present this to the Board for a final decision.

VI. NEW BUSINESS

Gutter and Downspout Project – A bid for gutter and downspout replacement building by building was reviewed. It was the general consensus of the Board that this project together with other major maintenance projects per the Martin/Martin report will require full specifications, to allow for bidding estimates. This will guide the Board in determining the full cost of the project and funding needs. Management will contact Martin/Martin Consulting Engineers.

Clubhouse Carpet Cleaning – Across Carpet & Cleaning Services will be schedule to clean the clubhouse carpet prior to the Annual Meeting.

Annual Meeting of the Membership – May 12, 2015 – It was the general consensus of the Board to mail out the notice of annual meeting together with the spring newsletter.

Fence Staining – The Board requested competitive bidding for a fence staining project.

VII. CORRESPONDENCE

Association correspondence was reviewed. No violation inspection to report.

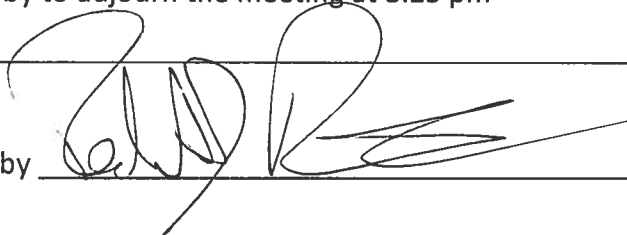
VIII. EXECUTIVE SESSION

Board members entered into executive session.

IX. ADJOURNMENT

There being no further business, a motion was made Robert Rivera and seconded by Phyllis Newby to adjourn the meeting at 8:25 pm

Approved by



date

4/15/15