

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 14, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled April 14, 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 Angie Beiderbecke, Beth Meier, Phyllis Newby, Robert Rivera and David Zalone. Board member Chris Easton was not in attendance. Board member Andrea Pellicori recently closed on her townhome and no longer is serving on the Board. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

No owners present at this Board Meeting.

III. RESIGNATION AND APPOINTMENT OF BOARD MEMBER

With the recent sale of Andrea Pellicori's home, and her resignation from the Board, a motion was made by Angie Beiderbecke and seconded by Robert Rivera appointing Beth Meier to fill the three year term position vacated by Andrea Pellicori to expire May of 2017. All Board members present voted in favor and the motion was passed. The three year term position expiring May 2015 that Beth Meier was occupying will be one of the three open positions at the upcoming election.

IV. APPROVAL OF MINUTES

Following review a motion was made by David Zalone and seconded by Phyllis Newby to approve the March 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.

V. FINANCIAL BUSINESS

The March 31, 2015 financials were reviewed and accepted by the Board. The Aged Receivables as of March 31, 2015 were also reviewed and it was noted that there are seven accounts over thirty days in arrears.

A motion made by Beth Meier was seconded by David Zalone approving the engagement of L.R. Compton II, LLC CPA's for the preparation of both federal and State taxes, and the audit for the year ending April 31, 2015 at a total cost of \$2,900. All Board members present voted in favor and the motion passed.

Angie Beiderbecke presented a proposed budget for the fiscal year beginning May 1, 2015 through April 30, 2016, per the undivided interest in the common elements appurtenant to each condominium unit, as reflected in Exhibit 5 of the covenants. Following lengthy

discussion and plans to present full officer reports along with a power point presentation at the Annual Meeting, a motion was made by David Zalone and seconded by Phyllis Newby adopting the 2015/2016 Budget with increased monthly assessments beginning May 1, 2015 as listed:

\$201.16 goes to \$220.00 (series S)
\$216.36 goes to (\$220.00 plus garage/\$15.00) \$235.00 (series S w/garage)
\$268.40 goes to \$293.40 (series G)

VI. OLD BUSINESS

Document Amendment Proposed Draft – Final Legal Review - At the Board's request, a document committee workshop with Dave Brossman will be scheduled for final review with Attorney Kim Porter.

Maintenance and Insurance Chart – The draft proposed Maintenance and Insurance Chart prepared by the Association's Attorney Lansky, Weigler & Porter will also be finalized at the workshop to be scheduled with Kim Porter.

Carousel Pools – A motion was made by David Zalone and seconded by Beth Meier ratifying the Board's email vote to engage the pool/spa maintenance services of Carousel Pools for the 2015 Pool Season at a cost of \$6,725 with chemicals invoices separately. All Board members present voted in favor and the motion passed.

Community Repair/Refurbish Project – Following budget discussion, it was the general consensus of the Board to work on the following projects, in the order listed:

- Community wide quarterly cleaning of gutters/downspouts.
- Starting with Building 9 – Repair/seal/secure gutters and replace missing downspouts, repair/replace flashing as needed.
- Second and last phase of asphalt overlay project.
- Community wide paint project – wood/trim repair as needed.
- Mudjacking – per Engineering report Martin/Martin
- Repair/Replace Window Wells - per Engineering report Martin/Martin
- Fence Staining

Gutter Cleaning – A motion was made by Robert Rivera and seconded by Angie Beiderbecke approving the proposal from Joe's Window Cleaning for gutter/downspout cleaning in the amount of \$2,625.00. All Board members present voted in favor and the motion passed.

Second Phase Asphalt Overlay – The estimate was not yet received for signature.

Fence Staining – Three contractors were asked to submit proposals.

Community Paint Project – A proposal from Platt Capital Projects, Inc. in the amount of \$113,444.00 was reviewed. Competitive bids from Triplex Painting and Exterior Solutions Inc. have been requested for comparison.

VII. NEW BUSINESS

Annual Meeting of the Membership- May 12, 2015 – A draft of the Annual Meeting Notice, Agenda and Proxy was presented. It was stated for the records that three positions will expire in May of 2015 and the notice will reflect the need for candidates interested in

serving on the Board. The Annual Meeting Notice, Agenda, Proxy, 2015/2016 Adopted Budget and Spring Quarterly Newsletter will be mailed out together.

Tree Health Care – Keesen Landscape Management – A motion was made by David Zalone and seconded by Beth Meier approving the deep root fertilization of trees throughout the community at a cost of \$ 1,662.62 by Keesen Landscape Management. All Board members present voted in favor and the motion passed.

Insurance Policy Renewals – A motion made by Angie Beiderbecke was seconded by Beth Meier approving the May 1, 2015 through May 1, 2016 insurance policy renewals as per premiums listed:

QBE Specialty & Scottsdale – Commercial Property & Liability \$44,855.79

Greenwich Insurance Company – Umbrella \$2,156.00

Travelers Insurance Company – Fidelity Bond \$1,028.00

Travelers Insurance Company – Directors & Officers \$1,192.00

Total Annual Premium - \$49,231.79

All Board members present voted in favor and the motion passed.

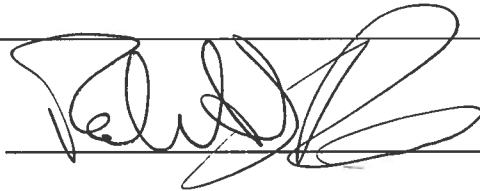
VIII. CORRESPONDENCE

Association correspondence was reviewed.

IX. ADJOURNMENT

There being no further business, a motion was made Robert Rivera and seconded by Phyllis Newby to adjourn the meeting at 8:10 pm

Approved by



date

5/12/15