

QUAILRIDGE TOWNHOME CONDOMINIUMS ASSOCIATION, INC.

ANNUAL MEETING OF THE MEMBERSHIP MAY 12, 2015 MINUTES

I. CALL TO ORDER/ESTABLISH QUORUM

The May 12, 2015 Annual Meeting of the Membership for Quailridge Townhome Condominium Association, Inc. was called to order at 6:35 pm in the Community Clubhouse located at 11157 West 17th Avenue, Lakewood, CO. Board members present were Angie Beiderbecke, Chris Easton, Beth Meier, Phyllis Newby, Robert Rivera, and David Zalone. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

Per the Association's documents, the presence of thirty percent (30%), thirty-four (34) of the members eligible to vote in person or via proxy constitutes a quorum. Forty-two (42) units were represented, thirty-six (36) units were represented in person and six (6) were represented by proxy, and therefore a quorum was attained.

II. PROOF OF NOTICE – For the records it was stated that the Annual Meeting notice was sent US Postal Service first class mail on April 23, 2015. All those present acknowledged receipt of the Annual Meeting notice.

III. INTRODUCTIONS

Board members present were introduced. Homeowners present were asked to introduce themselves and express their favorite thing about living in the Quailridge Townhome Condo Association. The list of favorite things:

Big Windows, Vaulted Ceilings, Home Ownership, Easy Access to Everything, Close to the Mountains, Great Neighbors, Location-Location-Location, Lawn and Building Maintenance, and Quiet.

IV. APPROVAL OF 2014 ANNUAL MEETING MINUTES

A motion was made by Mary Anne Brossman and seconded by Teresa Marano to waive the reading and approve the May 14, 2014 Annual Meeting Minutes as presented for the records. All those present voted in favor and the motion passed. A copy the 2014 Annual Meeting Minutes will be posted to the Association's website.

V. OFFICER REPORTS

Past – Past major accomplishments were listed: 1) Phase I Asphalt Overlay, 2) Martin & Martin Engineering Report, and 3) Gutter Cleaning Late Fall.

Present – The presentation continued present major: 1) Gutter/Downspout Cleaning Early Spring, 2) Phase II Asphalt Overlay, 3) Miscellaneous Grounds/Building Repairs (Columns, Steps, Roof Flashing).

Future – The future plans for painting the community, mudjacking and window well repairs as needed were presented.

Financials – Angie Beiderbecke presented the adopted budget, recent financials and approximate cost for the upcoming reserve projects, noting the importance of increasing the monthly assessment and the reserve contributions. Angie Beiderbecke reported on the increased property values and comparative maintenance fees in the area. The importance of forming a maintenance committee plans for a regular maintenance schedule, and recommendations to the Board for priority maintenance items were emphasized.

- VI. ELECTION OF THREE DIRECTORS – Currently the Board is comprised of seven Board members and at this election there are three, three year terms expiring. Phyllis Newby and David Zalone, both are serving terms that expire in 2015. The third position was vacated by Andrea Pellicori. Kathy Jensen and Barbara Mahoney both submitted a candidate form indicating a desire to be elected. There being one more position to fill, the floor was opened for further nominations. Timothy Marano expressed a desire to be elected. There being no further nominations, a motion was made and seconded to close the floor for nominations.

There being three candidates for the three, three year term positions a motion was made and seconded to elect Kathy Jensen, Barbara Mahoney and Timothy Marano by acclamation for terms to expire in May of 2018. All present were in favor and the motion was unanimous. Board members Angie Beiderbecke and Beth Meier are serving three year terms that expire May of 2017 and Board members Robert Rivera and Chris Easton are serving three year terms that expire May of 2016.

- VII. OWNER FORUM – Owners present brought forward questions and concerns relating to: 1) Roof gutters and downspout issues, 2) Window Well grates, 3) Extending the Pool Season into the month of September, 4) Replace Pool Furniture, and 5) Recycling. Those present were asked to fill out a Wish List form to provide owner input for Board guidance at future meetings.
- VIII. EDUCATION – The Hierarchy of the Documents was presented by Community Manager Jean Ronald.
- IX. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 7:50 pm.