

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JULY 14, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was held July 14, 2015 and called to order at 6:58 pm following the Special Meeting at the Quailridge Clubhouse, located at 11157 E. West 17th Ave., Lakewood, CO 80007. Board Members present were Angie Beiderbecke, Chris Easton, Kathy Jensen, Barbara Mahoney, Beth Meier, and Timothy Marano. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

James Nunley and Roberta Monaco were present at this meeting. Roberta presented a verbal request for permission to install an awning and was asked to submit an architectural review form for Board review.

III. APPOINTMENT OF BOARD MEMBER

A motion was made by Beth Meier and seconded by Angie Beiderbecke to appoint owner James Nunley to fill the three year term position expiring in 2016 that was vacated by Robert Rivera. All Board members present voted in favor and the motion carried. James Nunley will serve as a Member at Large.

IV. APPROVAL OF MINUTES

Following review, a motion was made by Barbara Mahoney and seconded by Kathy Jensen approving the June 9, 2015 Board of Directors Meeting minutes as present 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 June 30, 2015 financials were reviewed and accepted by the Board. Bank signature cards for the Reserve Account with RBC Wealth Management were signed by Board members.

VI. OLD BUSINESS

Document Amendment - Update – It was stated for the record that thirty-five consent to amend the documents have been received to date.

Paint Project Schedule – Board members were provided with the suggested cost for wood replacement totaling \$6,993.16 and draft notice to be posted at each unit as the paint contractor is scheduled to power wash and prep each building. Currently Platte Capital Projects, Inc. is scheduled to commence the carpentry repairs in the beginning of August and plans on a mid to late August start date for the painting. Platte Capital Projects informed via email that once started they anticipate about six weeks to complete the

painting and they plan to start at building 9 and work clockwise around the perimeter of the property and finalize the buildings in the center of the community last.

Roof/Gutter Work Bldg #9 – Update – Premier Roofing Company is scheduled to work on the gutters, downspouts, and flashing at building #9 prior to the paint contractors coming into the community. It was the general consensus of the Board to request that Premier Roofing Company proceed to work on building #8 following owner concerns. A request will be made by Management to have both building #8 and #9 completed first.

SPCS Work in Progress – Due to continual rains during May and into June the contractor SPCS has completed some work per the work order report enclosed in the Board Packet however the concrete work at one of the entry stoops at building 8.

SPCS – Structure Bid – A motion was made by Angie Beiderbecke and seconded by Tim Marano approving the proposal totaling \$2,916.20 for structural work as recommended by Stewart Engineering, Inc. at 11141 West 17th Ave. All Board members present voted in favor and the motion passed.

Pool Contractor – Following discussion, the Board requested that a second written notice be sent to Carousel Pools due to continual lack of contractual services. It was the general consensus of the Board to not proceed with hot tub repairs during this summer season but to research cost and work towards completing hot tub leak repairs and testing for a pool leak prior to the 2016 pool season.

Landscape Maintenance – A motion was made by Chris Easton and seconded by Angie Beiderbecke approving the following two proposals submitted by Keesen Landscape Management:

Agreement 31880 – Various Projects	\$3,802.48
Agreement 32066 – Remove Pine Branches	\$ 270.00
Total	\$4,072.48

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

VII. NEW BUSINESS

Monument Signs – Board members requested further information on price and color, requesting that the design be resubmitted and voted on via email once all information is received.

Recycling – Following the Board's request regarding additional recycling pick up, it was noted that South Water Collection, Inc informed on July 2, 2015 that the recycling pick up will increase from one day to two days, Monday and Wednesday effective immediately at no extra charge.

Window Wells – Following an architectural request for a clear window well, the Board requested that the insurance agent be contacted regarding past recommendations.

Garage Sale – The summer garage sale is scheduled for Saturday, September 12th.

Violations – Violations in general and responses were reviewed.

Other – The Board requested a bid to sweep the parking lot and competitive bids for reserve studies.

VIII. CORRESPONDENCE

Association correspondence was reviewed.

IX. ADJOURNMENT

There being no further business, a motion was made by Angie Beiderbecke and seconded by Beth Meier adjourn the meeting at 8:30 pm

Approved by

Paul Mahoney

date

8/11/15