

QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 11, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was held August 11, 2015 and called to order at 6:35 pm following the reconvened 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

Owners and the issues/concerns brought to the Board's attention are as follow:

Robert Thompson (12-103), gutter repair request; Karen Harrison (6-101), fence staining concerns; Garland Crane (8-110), new gutter/downspout system installed at building 8; Roberta Monaco (14-102), request to install retractable awning; and Tom Torkleson (14-103), water intrusion and ice buildup at garage door.

III. APPROVAL OF MINUTES

Following review, a motion was made by Barbara Mahoney and seconded by Kathy Jensen approving both the July 14, 2015 Special Meeting minutes and the July 14, 2015 Board of Directors Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed. Both sets set of minutes will be posted on the community website.

IV. FINANCIAL BUSINESS

The July 31, 2015 financials were reviewed and accepted by the Board. Federal and State tax returns prepared by the Association's CPA L. R.Compton II, LLC were presented and signed by the Treasurer, Angie Beiderbecke. There is nothing owed on both the Federal and State Taxes and the signed copies will be mailed accordingly.

V. OLD BUSINESS

Document Amendment - Update – It was stated for the record that forty-five consents to amend the documents have been received to date. The Special Meeting is reconvened for September 8, 2015.

Paint Project Schedule – Currently Platte Capital Projects, Inc. is scheduled to commence the carpentry repairs in August and plans to begin painting soon after. Platte Capital Projects will post notice at units scheduled to be prepped.

Roof/Gutter Work - Update – Premier Roofing Company/Precision Seamless Gutters completed installation of new gutter/downspout systems at buildings #8 and #9. It was the general consensus of the Board to observe the flow of water and ice over this fall and winter prior to proceeding with building #7.

Landscape Maintenance – Work per the proposals approved at the July meeting are still to be completed. There were concerns noted regarding irrigation and Keesen Landscape will be requested to check all areas.

Monument Sign - Update – The two signs were approved and installation will be complete prior to the September meeting.

Window Wells/Insurance – For the record it was reported that the insurance agent does not mandate the style of window well covers for the community. Window well covers should meet building code requirements. The architectural request submitted by owner Norm and Faith Adargo, (1-102) for a clear window well cover in back was approved.

Pool Contractor - Update – It was the general consensus of the Board to seek competitive bids for next year's pool season and refurbishing of the hot tub. Pool Shark, Neptune Pools and one more bidder will be contacted in an effort to provide time for repairs as needed to the hot tub as the budget permits.

Pool Furniture – Bids for restrapping the pool furniture will be obtained and presented to the Board at an upcoming meeting.

VI. NEW BUSINESS

Garage Sale – The summer garage sale is scheduled for Saturday, September 12th. An article will be added to the summer newsletter.

ARC Request 14-102/Awning – A motion was made by Beth Meier and seconded by Angie Beiderbecke approving the request to install an awning at 14-102. The approval is contingent upon the owner accepting maintenance responsibility for siding at the location of installation and with the understanding that installation should follow completion of the paint project at building 14. All Board members voted in favor and the motion passed. The Association's attorney will be requested to prepare the maintenance responsibility document to be recorded by the owner.

Reserve Study – Following review of the two bids for reserve studies, a motion was made by Angie Beiderbecke and seconded by Barbara Mahoney approving Aspen Reserve Specialties for a Premium Level 1 (7 week turnaround) Reserve Analysis at a total cost of \$2,750.00. All Board members present voted in favor and the motion carried unanimously.

Violations – Parking in general was discussed. It was requested that a letter be sent to unit 4-107 regarding parking of the food truck.

Other

It was noted that the dog waste pick up contractor is not being thorough and a call will be made by Management to improve service and also to pick up behind 8-102 following the sale of that unit.

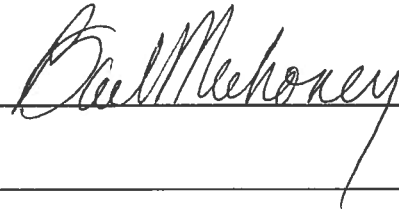
VII. CORRESPONDENCE

Association correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made by Angie Beiderbecke and seconded by Beth Meier adjourn the meeting at 8:10 pm

Approved by



date

