

# QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING OCTOBER 13, 2015 MINUTES

### I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Quailridge Townhome Condominium Association, Inc. was held October 13, 2015 and called to order at 6:30 pm in the Quailridge Clubhouse, located at 11157 E. West 17<sup>th</sup> Ave., Lakewood, CO 80007. Board Members present were Chris Easton, Kathy Jensen, Timothy Marano, and Beth Meier. Angie Beiderbecke, Barbara Mahoney, and James Nunley were unable to attend. 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: Diane Sanders (5-104) reported that address numbers need to be painted at building 5, Karen Harrison reflected on concerns regarding the balcony at 13-101, and Rosalia Beck (7-107) requested that the kitchen screen be checked and repairs to siding be inspected.

### III. APPROVAL OF MINUTES

Following review of the September 8, 2015 Board Meeting minutes and Special Meeting minutes of the same date, a motion was made by Kathy Jensen and seconded by Beth Meier approving both the September 8, 2015 Special Meeting minutes and the September 8, 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 September 30, 2015 financials were reviewed and accepted by the Board. In addition the aged receivables for September 30, 2015 were reviewed.

### V. OLD BUSINESS

Document Amendment - Update – It was stated for the record that an additional twenty-seven (27) consents to amend the documents were received prior to September 14, 2015 following efforts at the community garage sale Saturday, September 12, 2015. With these final consent documents, Attorney Kim Porter was emailed with the final count of seventy-seven (77) allowing the legal process to amend the documents to be filed.

Paint Project Update – With the paint project coming to an end, the paint inspection was scheduled for October 15, 2015 at 10:00 am. Owner concerns reflected under owner forum and other issues will be inspected. In addition, it was stated that an article will be included in the November newsletter reminding owners to email Management if paint issues are found, allowing for a list to be generated and sent to the contractor.

Pool Contractor – Proposals for pool maintenance will be requested from Pool Shark LLC, Neptune Pools, Inc. and Robin Pool Service and presented at an upcoming meeting, allowing for the Board to schedule interviews with the contractors well in advance of the pool season.

Other

Concrete Repairs – The curb repairs along the north side of the entry sidewalk off Oak will be scheduled in spring of 2016.

VI. NEW BUSINESS

City of Lakewood – Drainage Ponds – A letter from the City of Lakewood received late September was reviewed onsite with Rick Galloway, Construction Inspector with the Department of Public Works. The drainage ponds A, B and C referred to for major work/repairs are not located on the Quailridge Townhome Condo Association property. Ponds A, B and C are located to the west of Quailridge. It was noted that the drainage ponds E and D on Association property are in good condition and are draining properly.

Fall Gutter Cleaning – A motion was made by Kathy Jensen and seconded by Beth Meier approving the proposal from Joe Windows Cleaning LLC for gutter/downspout cleaning for work in December 2015. All Board members present voted in favor and the motion passed.

Snow Removal 2015/2016 Winter Season – A motion was made by Beth Meier and seconded by Kathy Jensen ratifying the Board's email vote approving Keesen Landscape Management for the snow removal services during the 2015/2016 winter season. It was requested that an article be included in the November 2015 Newsletter providing thresholds of 2" for snow shoveling and 4" for snow plowing. In addition residents will be asked to sweep excess ice melt from their front stoop and steps to avoid concrete damage and remind those with balconies to remove snow accumulation.

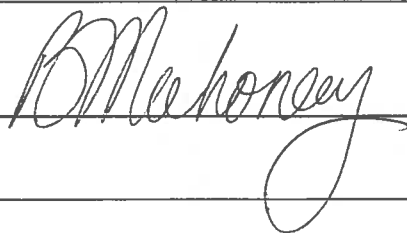
VII. CORRESPONDENCE

Association correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made by Beth Meier and seconded by Kathy Jensen to adjourn the meeting at 7:50 pm

Approved by



date

11/10/15