

SOUTH PEARL COMMONS ANNUAL HOA MEETING MINUTES

Meeting was held at Granite Realty, 17th and Downing, at 6:00 pm on Wednesday, March 25, 2009. Robin DiGrazia, President, Scott Perry, Vice President/Secretary were present.

Other homeowners present: Sue Dugan and Deb Logan. Received 3 proxies plus 4 homeowners (Scott Perry is 2 votes), total of 8 of 23 votes to make 20% quorum.

Directors Meeting:

1. Reviewed Treasurer's Report / Financial Status Review for February 28, 2009.
 - a. Checking – Operating Account \$5,133.37
 - b. Working Fund – Savings \$17,405.90 - does not change except interest (2007 comparison was \$17,232)
 - c. Reserves – Savings \$26,616.20
 - d. Total Checking/Savings \$49,155.47
2. Ratified 2009 Budget
 - a. Operations account – paid insurance in full amount.
 - b. Recommendation to send 2009 quarterly financials
3. Approved April 29, 2008 Annual Meeting Minutes - Proper notice was given and timely.
4. Granite Realty Maintenance Report
 - a. Re-circulating pump for domestic hot water replaced approximately 11/30/2008. Everyone should be receiving full pressure hot water – 80 gallon tank may not be a current issue. Unit 303 hot/cold water cartridge broke and running in shower. Granite to notify/warn owners if problem, via email, to save raising dues.
 - b. Sidewalk crack repair options (ramp vs. lay sand/flagstone) – it was recommended to cut out strip of concrete and cut roots or do a bridge. Dan at All American can do this and put flagstone pavers/chips in-between concrete.
 - c. Preventative maintenance: sewer main cleanout scheduled – Granite sending reminder to all owners to avoid putting large volumes of food waste and any amount of grease down the drain lines at South Pearl. We have had many backups due to grease build-up this year. Down Drains – Complete Plumbing (Sue Dugan Referral) to provide bid and drain lines to street. Schedule Colorado Sewer for main line to alley. Laundry Room lint is a problem. Aaron from Granite checks that during regular visits.
5. Proposed Maintenance Projects:
 - a. Interior hallway painting (touch up vs. full paint job) – should paint main traffic areas and 3rd floor swamp cooler vents. One interior building quote was \$2,200.
 - b. Exterior beautification
 - i. Replace front face curbside grass with rock/mulch and some small eco-friendly plants.
 - ii. Front berm and rear planters scheduled to be gardened by All-American, Spring 2009.
 - iii. Iron fence needs paint in the next two years – spray paint area
 - iv. Wood fence oiling over the next two years – oil within 2 years
 - v. Parking lot re-stripe in 2010
 - vi. All American: 2) renegotiate \$173 each month (no winter service). 2) Cleaning Service - windblown trash outside around building area is park of checklist, 3) Granite to get other landscaping bids for summer contract, 4) trim bushes 3x a year, 5) checking drip system monthly in summer, 6) start up fertilizer and aerating (May/Oct) every 6 months, 7) Turn on/off and blow out lines; 8) Grass – 6" growth (water savings)
 - vii. 2007 – lawn moving by Ken was \$485 (May-Sept) and \$150 to October. For 1 year (10/07 to 10/08 we paid \$3,000 including flower planting of \$500 for flowers)
6. Replacement & Election of Board Members – refer to motion below.
7. Next Quarterly Meeting – tentatively Wednesday, June 24, 2009
8. Other Items
 - a. Irrigation – check drip lines
 - b. CEI Roofing - \$300. Gutter tied into southwest corner, pulling away, missing nail. Also, Granite to look at corner of southwest wall on roof (i.e., above unit 308). Seal may have broke on bathroom fan / kitchen vent.
 - c. Roof – looks good 2.5' pool vs. 25' pool
 - d. Roof Sweep – recommended in Spring to seep off pines quarterly
9. Open Forum
 - a. Suggestion – put who attends meeting vs. total homeowners attending meeting.
 - b. Suggestion – put Savings into money market. Use checking to pay bills.
 - c. Profit & Loss Handout to be YTD Actual (vs. Budget) and Annual Budget
 - d. Vacuum dryer vents – have done if under \$200
 - e. Just had fire department inspection but could not get into boiler room

MOTIONS:

Sue Dugan motioned to approve financials, Deb Logan seconded motion, Scott Perry was last motion.

Sue Dugan motioned to approve 2008 annual minutes and Robin DiGrazia seconded motion.

Sue Dugan nominates Deb Logan to be on board, Robin DiGrazia seconds motion.

Sue Dugan approves 2008 minutes, Robin DiGrazia to second.

Meeting was adjourned at 7:40 p.m.

Robin DiGrazia

4/20/10

Approved

Date