

SOUTH PEARL COMMONS HOA ANNUAL MEETING MINUTES

Annual meeting was held at Granite Realty, 17th and Downing, at 6:00 pm on Tuesday, April 20, 2010. Robin DiGrazia-President and Scott Perry-Vice President/Secretary were present. From Granite, Mark Yoder, John and Deb were present.

Additional homeowners were present: Sue Dugan, Deb Logan, Chris Collins, Kevin Kim, and Josh Berlin. 11 of 23 counted – Robin DiGrazia, Scott Perry, Sue Dugan, Deb Logan, Chris Collins, Kevin Kim, Josh Berlin, includes 4 additional proxies to make up 20% quorum.

Annual Meeting:

1. Reviewed Treasure Report / Financial Status Review as of February 28, 2008.
 - a. Checking - Operating Account \$6,743.15
 - b. Reserves - Savings \$34,789.08
 - c. Working Fund - Savings \$17,471~~X~~.70 – does not change except interest
 - d. TOTAL Checking/Savings \$59,247.93
2. 2010 Budget Approved and Ratification.
3. Approved March 25, 2009 Annual Meeting Minutes.
4. Prioritized Building Repairs / Replacements.
 - a. Work on interior hallway paint bid approved and work to begin 2nd quarter.
 - b. Front door lock, due to heavy use, was replaced and a reminder to all tenants to open with hand vs. pulling weight with door key was addressed.
 - c. Discussed restriping parking lot although not as high of a priority.
 - d. Discussed long term solution to recent roof repairs as Mark Yoder gathered new bids and board determined who would complete work based on estimate. Board agreed with recommendation of Denver Architect, Dan Grody, and Granite against a full replacement and recommended proceeding with roof repair and estimated cost of \$4,484.
 - e. Granite to obtain bids for concrete sidewalk repair.
5. Replacement & Election of Board Members. Sue Dugan agreed to co-president with Robin DiGrazia, Scott Perry was re-elected, Deb Logan and Josh Berlin joined the board.
6. Next Quarterly Meeting – July 2010.

MOTIONS:

Sue Dugan made motion to approve budget. Robin DiGrazia seconded the motion and this passed unanimously.

Meeting was adjourned at 7:50 pm.

Approved

Date