

SOUTH PEARL COMMONS HOA ANNUAL MEETING MINUTES

Tuesday, February 13, 2012, 6 pm, Weststar Mgmt Conference Room

All board members present.

Homeowners present: Janet Spradley, Chris Collins, Richard & Deborah Pruett, Arlene Satterwhite.

Proxies: eight (8)

Call to order at 6:00 pm, quorum established, verification of notice sent.

- Landscaping to grass/rocks
- Future landscape was put on hold
- Research on boiler – put under pressure to test – cost from \$3k to 5k
- Discussed issue with lack of hot water holding tank
- Energy savings contract with Seminole for overall cost savings
- Changed vendors with cleaning companies, saved on grass maintenance, trash companies, snow removal companies. Recommend changing to a guaranteed rate. Their insurance covers slips and falls and heavy ice melt on properties. Charged per hour of shoveling, 1 of plowing and separate ice melt, and pay one-way travel.
- Cut off \$9k to budget; special assessment – bid was \$3,640 and went up \$1,600 due to other leak and cost of finishing drywall (took out of reserves). \$2,253 left.
- Storage tank – doing 120 gallon and now 80 gallon.
- Special assessment – drywall, boiler lines and storage tank (\$4,800 to fix) and another \$2,500 to take from reserves to finish project.
- Ratification of Budget
 - Stayed same. Will have more plumbing issues – and cleaning sewers.
 - Arlene to move we ratify budget and Scott Perry second's motion. All in favor.
- Unfinished and New Business – recommends blowing trap lines annually. May need to jet down lines. Main line was checked with a camera and goes south 15 feet and then goes back towards alley and was okay, but nothing that would cause slow drainage. May be more into secondary lines. May need to get into top floors to go down.
 - Air conditioning – why does AC leak and have done and also put metal or faux trim 8-10 inches.
 - Down spouts – some are blocked outside – get someone in fall and clean down spouts as part of maintenance.
 - Graffiti on 5 minute loading sign
 - New Business
 - Trimmed trees last fall
 - Bushes need trimming
 - Would like to take front bushes out that are dying due to shade
 - Fascia board needs touch up paint by center entrance
 - Roof needs sweeping
 - Move thick mulch by windows and spread out
 - Bi-monthly checks on hallway and unit smoke detectors and fill out that form
 - Eventually carpet replacement
 - Window cleaning mid Summer
 - Attorney – we interviewed attorney, Peter Muccio to review by-laws, decs, and provide quote, but wait until special meeting to change decs and can call/email generic questions free of charge. We signed agreement.
 - Lock boxes need to be removed – HOA to send out email on lock boxes.
- What is going rate for 2-bedroom? Studio 675, rents in Denver may have increased 20%.
- No one behind on payments.

- ELECTION OF DIRECTORS – no new directors joined. Sue moved the current slate be considered, it was seconded by Robin DiGrazia.
- ROLE OF BOARD – determine what needs to be done in the building, management , email communication, go thru financials, president is main contact with management issues (i.e., heat went out, could not get vendor). We are set up for auto pay. We pay for vendor checks at .50).
 - Owners in building – 7 of 23 = 70% rentals
 - 2 signors on checks.
 - Weststar is one of the best management companies we've had thus far. One of the best Sue's seen.
 - 30 HOAs, mostly referrals
 - 4 accountants – Marcie
- OWNERS FORUM – carpeting needs to be addressed (similar color/texture) as we like what is there. Grates need to be addressed. Building is holding up well. Dress up front more and add flowers.
- Meeting is adjourned at 7:16pm.
- SPECIAL MEETING at 7:17pm
 - 67% to pass quorum –
 - 8 proxies – 4 yes, 4 (2 bedrooms voted no), we need 7 no's, need 3 more to say no. If you got 1 to say yes, it may pass.
 - 7 here –
 - Needed 15.41 to vote.
 - Had 5 no's to not vote at all and need 7 no's to not vote in.
 - 19 parking spots and 23 units so 4 do not use.
 - Can call another special meeting
 - There was not a quorum to pass due to lack of interest.
 - Do a special meeting via mail.
- Meeting is adjourned at 7:45pm.