

SOUTH PEARL COMMONS HOA MEETING MINUTES

Quarterly meeting was held at Weststar Management, 6795 Tennessee, Denver, CO 80224, Suite 600, at 6:10 pm on Tuesday, June 26, 2012. Scott Perry-President, Robin DiGrazia-Secretary, and Scott Dube from Weststar were present.

Additional homeowners were present: Tracy Gamage

Directors Meeting:

- Called meeting to order at 6:10pm.
- Established board quorum.
- Reviewed financials - Updating financials online through Marcella and to be updated on website through July 2012.

Manager's report -

- 105 update – provide a couple times when owner is on vacation. July may work. Dube to check with Travis.
- Working capital reserve – how to handle funds going forward. Need feedback from Sue Dugan about attorney recommendation. Scott Perry to follow up with Sue Dugan on status.
- Revisit Prorated Dues Option - Had \$2k Special Assessment (SA) remaining after SA fund from soffits, halls, water tank and hot water storage tank will eat up SA fund. Where do we want balance to come from – reserve operating? Need clarification from Sue Dugan on whether reserve (capital improvement) or operating account overage including Redo of 105. Scott Dube to email board and Marci. Recommendation to review with Owners that HOA has had same dues last 9 years without raising them, and board has maintained costs.
 - NO Votes - 3
 - Zero Replies - 7 studio/1 bedrooms never replied
 - Need 16 total YES.
 - If you change dues to square footage you have to change special assessment rates. Need clarification from attorney and attorney price to look through documents unless attorney says otherwise and would need to include in Decs. Scott Perry to clarify with Sue on status.
- Scott Dube to put together draft annual maintenance schedule. Start smoke alarm and carbon monoxide residential fire safety equipment report to start Fall / October 2012. Change batteries every 6 months during time change.
- Attorney Review and New 2013 CCIOA Laws – Obtain information from Sue Dugan. SB-100 allows homeowners to look at documents and may pay for copies. Have attorney look at SB-100 in 2013 to ensure compliance.
- Communication between Board and Weststar – Suggestion to issue weekly highlights to prevent confusion of many daily emails. Weststar is the go-between of all vendors and contacting attorney. Scott Perry, Robin DiGrazia and Sue Dugan to discuss turning this over to Weststar (i.e., Board suggests to have landscaping done – Weststar to get item done).
- No other items

MOTIONS PASSED UNANIMOUSLY:

- Scott Perry made a motion to start smoke alarm and carbon monoxide alarm residential fire safety equipment report to start Fall 2012 at time change continuing every 6 months from there.

Meeting was adjourned at 7:41 pm.