

SOUTH PEARL COMMONS HOA MEETING MINUTES

Quarterly meeting was held at Weststar Management, 6795 Tennessee, Denver, CO 80224, Suite 600 (SE of Monaco & Tennessee), at 6:10 pm on Monday, September 10, 2012. Scott Perry-President, Sue Dugan, Treasurer, Robin DiGrazia-Vice President/Secretary, and Scott Dube from Weststar were present.

Additional homeowners were present – Chris Collins

Directors Meeting:

- Called meeting to order at 6:32pm.
- Established board quorum.
- Reviewed financials – plumbing may wash out. Showing \$2k under due to prepaid and may even out. Question – is everyone using bike room? Electric, gas, water, sewer is good so far. Trash – get a hold of waste management to renegotiate every year. May be September to cancel – Dube to check. Manny quoted \$120/month (no extras). Stay with Allied/Republic.
 - Snow plow – re-review 2009/10 contract – for every 4 inches.
 - Insurance – Anderson Ban - get new quote.
 - Laundry – they raised \$0.25 cents without HOA approval.
 - Maintenance around the building – landscape did not fix zone 3 water out back.
 - Leaves need blowing/cleaning.
 - Check downspouts after leaves have fallen.
 - Get carpets cleaned next.
 - Carpets to be replaced in 2013.
 - Clean/snake main drain lines.
 - Weststar to get quote for P-traps Snake – start with unit 304 to 204 stack first (bathroom vanity) to snake down through P trap and into main.
 - Who has lockboxes – incorporate with letter.
 - Roof – Weststar goes up there every visit to check rain gutters, branches, and loose issues.
 - Bulbs – hallway lights – energy efficient and old ones. Email Sunshine to use same bulbs (use what's mostly there already).
 - Reminder – keep doors closed on 2nd and 3rd floors – looking like a college dorm.
 - AC Vents – south one is complete. No leaks since pads were replaced.

Manager's report -

- 105 update – Tracy still needs to coordinate schedule due to cosmetic. Travis will only redo. Waiting to see about another drywall company's work and if good, will get a cosmetic quote vs. redo.
- 204/306 – resolved.
- Plumbing – Please use Rick with B&B Plumbing.
- Keys – HOA needs to buy a key box and issue letter to owners to get copies of key to unit in case of emergency; if fire department needs to get in will be HOA responsibility to get in.
- October Smoke Detector Letter – send out with Key letter. Weststar has form.
- Reviewed Meeting Minutes from 6/26/12. Sue motions to approve most recent changes and Scott Perry seconded it.
- 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 Sue to call Peter as this is still unresolved. We need to transfer to working capital account. Myra to give us an answer.
- Attorney Review and New 2013 CCIOA Laws – may need to revisit going with a different attorney for reviews, possibly Myra Lansky (based on \$250/hour without retainer; okay to use junior partner too) although may need to wait till 2013.
- New CCIOA Law on Publishing – need to modify SB-100. Cost \$145 to update through Myra.
- Revisit Prorated dues for unit size - Sue to ask if Special Assessment (common item) is equal to all and dues are prorated with square footage will be different. First time funding – great to go into reserve fund, although some may not have paid into this reserve fund.
- No other items

MOTIONS PASSED UNANIMOUSLY:

- Sue Dugan made a motion to approve 6/26/12 meeting minutes and Scott Perry approved it.

Meeting was adjourned at 7:41 pm.