
2013 South Pearl Commons HOA Annual Meeting Minutes

Thursday, March 7, 2013

6:30 to 7:30 pm

Washington Park Chapel, 1001 South Pearl Street, Denver, CO 80209
(south west corner of South Pearl and Tennessee)

- Call to Order/Roll Call/Establish Quorum
 - a. 6:30 pm called to order
 - b. 5 in person, 4 proxies
- Proof of Notice of Meeting or Waiver of Notice
 - a. ok, no objections
- Reading of Minutes of 2012 Annual Meeting
 - a. Sue Dugan motioned to accept, Scott Perry second, all in favor
- Reports of Officers
 - a. Sue Dugan, Treasurer
 - i. HOA doing fairly well, financially
 - ii. Some savings through Seminole energy for natural gas
 - iii. A couple minor unexpected expenses- water intrusion into a couple units, recirculation pipe breaks in a unit
 - iv. \$11k into reserve account
 - v. Some flowers and bushes installed in front and back
- Ratification of 2013 Budget
 - a. No increase in HOA dues
 - b. Sue Dugan motioned to accept, Deb Pruett second, all in favor
- Unfinished and New Business
 - a. Projects for 2013
 - i. New chair/furniture for stairwell landing
 - ii. Painting of front railings
 - iii. Spraying for spiders around building
 - iv. Carpeting
 - v. Landscaping on ends of building
 - vi. Roof inspection/repairs if necessary

- b. Declaration Amendment: par 5C: voting ballots to be sent out for member voting. Amendment for prorated dues per the advice of HOA attorney.
 - i. Send out mailing
 - c. Working Capital Funds to be merged with the Reserve Funds for use of capital projects.
 - i. Sue motioned to move to reserve, Robin Second, all in favor
- Election of Directors
 - a. None
- Owners forum
 - a. Roof
 - b. Carpeting
 - c. Swamp coolers
- Adjourn meeting
 - a. 8 pm
 - b. Tentative next board meeting June 11, 2013, 6:30 pm

20% (5 members) of the membership is required to be present in person or by proxy to constitute a quorum for the Annual meeting.