

South Pearl Commons HOA Budget/Directors Meeting

DATE: December 3, 2013

TIME: 5:30 pm

PLACE: Weststar Management Office Conference Room

6795 East Tennessee Ave, Ste 601, Denver, CO 80224

****South east corner of Monaco and Leetsdale behind Hobby Lobby, tall white building****

MEETING MINUTES:

1. Call meeting to order
 - a. 5:44 pm
2. Establish a board quorum
 - a. Scott Perry, Sue Dugan and Deb Pruett
3. Treasures report, review financials, approval of financials
 - a. Sue Dugan motioned to approve, Deb Second, all in favor
4. Approval of meeting minutes- September 2013
 - a. Deb Pruett motioned to approve, Scott second, Sue abstained
5. Manager report
 - a. Swamp cooler- original install not correct, no flashing under unit

OLD BUSINESS

6. Swamp cooler
 - a. Get three bids to install new swamp cooler on north end
7. Carpet replacement
 - a. Deb motioned to not clean current and to replace after swamp cooler installed and ceiling repaired, Sue second, all in favor
8. Front metal fence
 - a. Obtain bids to paint- make sure to get one from RLE, previous painter of hallways
9. Tree removal and trimming
 - a. Tree removed, stump still needed grinded, trimming to occur next week
10. New Colorado Common Interest Ownership Act- new policy to sign
 - a. signed
11. Unit 105 letter
 - a. Sue to look at copy supplied by property manager and advise
12. Any other additional items from the board

NEW BUSINESS

13. Ratification of 2014 budget
 - a. No one motioned to decline budget, accepted as is, no increase in HOA dues for 2014
14. Boiler maintenance and repair company

- a. Bart's HVAC agreed to work with HOA on any issues as previous company chose not to continue working in building
- 15. Approval of current and renewing contracts
 - a. Trash
 - b. Weststar Mgmt
 - c. Snow Plow Inc
 - d. Sunshine Cleaning
- 16. Unit door mats
 - a. Board to table until carpets are replaced
- 17. Smoke detector and CO detector forms
 - a. Sent to all owners, a few returned, book to be onsite for fire department inspection
 - b. Resend to those that have not returned
- 18. Any other additional items from the board

Adjourned at 6:26 pm

***Attention all Homeowners, it is your responsibility to supervise all tenant move in and outs and to supply your tenants with the HOA rules and regulations. Thank you for your assistance in this process**