

# **South Pearl Commons HOA Budget/Directors Meeting**

DATE: March 6, 2014  
TIME: 5:30 pm  
PLACE: Washington Park Chapel

## **MEETING MINUTES:**

1. Call meeting to order – 5:45 pm
2. Establish a board quorum – Scott P, Deb P, Sue D and Robin G
3. Treasures report, review financials, approval of financials – Sue Dugan indicated financials are ok
4. Approval of meeting minutes- December 2013 – Motion by Deb to approve, Sue second, all in favor
5. Manager report

### **OLD BUSINESS**

6. Swamp coolers – Sue motioned to accept Bart's proposal to replace north swamp cooler, Deb second, all in favor. Scott D to contact Bart's and requests install date so he can look at rooftop curb where swamp cooler rests and take photos. HOA usually turns on swamp coolers around mother's day.
7. Carpet replacement – board still agrees to install what is currently there when swamp cooler is replaced and ceiling repairs are done.
8. Front metal fence – Deb motioned to accept RLE's proposal for door painting and fence painting, Sue second, all in favor.
9. Tree removal and trimming – Mtn High has not trimmed trees around the building, Scott D to contact and find out when that is on the schedule, front tree has been removed and stump ground out.
10. Unit 105 letter – Sue and Scott to work on.
11. Landscaping – Sue motioned to accept CML's proposal to remove mulch on both ends of building and replace with new fabric and rubber mulch, Deb second, all in favor.
12. Any other additional items from the board

### **NEW BUSINESS**

13. Boiler maintenance and repair company – Bart's has agreed to be the boiler maintenance company for South Pearl Commons.
14. Taxes – board signed and Scott D mailed Colorado and Federal tax returns.
15. Any other additional items from the board:
  - Anderson Ban Insurance-current policy, Sue working with Mike to make sure building is adequately covered and reflects what HOA declarations requires.
  - Sue requests the irrigation lines in back flower bed be replaced completely.
  - Board requests Scott D get bank signer sheets for all 4 members.
  - Board requests Scott D send check register each month to all board members before Scott P signs checks, board switching to a one member signing as long as the board sees check register.
  - Board requests Scott D email all tenants and owners that there are bike spots available for rent.

NEXT BOARD MEETING: Tentative June 3, 2014

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\*\*\*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\*\*