

South Pearl Commons HOA Directors Meeting

DATE: June 24, 2014

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 – 5:35 pm
2. Establish a board quorum – Tracy, Scott P, Sue, Scott Dube' (Weststar Mgmt Corp)
3. Treasures report, review financials, approval of financials - Sue asked to have portion of Stefano bill for roof repairs to be taken from building repairs to roof repairs. Sue motioned to accept current financials pending audit, Tracy second, all in favor
4. Approval of meeting minutes- March 2014, Sue motioned to accept, Tracy second, all in favor.
5. Manager report

OLD BUSINESS

6. Swamp coolers- installed, working, no evidence of leaks at time of meeting.
7. Carpet- schedule right after ceiling repairs
8. Ceiling repairs around swamp cooler vent- still waiting on Home Renew bid (company that did soffit around heating pipes in hallway) and one other company
9. Landscaping/irrigation- completed except bush planting, Le does not do planting, Sue also stated he did not do irrigation as she wanted. Sue wanted total dollar amount paid to this landscape company.
10. Front metal fence painting/interior painting- completed, vendor to come back and touch up bottom north now that edging is done correctly. Board would like notice sent to all owners/tenants regarding proper usage of drain pipes, no large items etc.
11. Drain cleaning- still working with Drain Genie for best course of action and scheduling
12. Front entry light fixture- Sue purchased light, will have Fusion Electric install.
13. Any other additional items from the board
 - Replacement of fence posts on hold until neighbor has quote and comments.

NEW BUSINESS

14. Any other additional items from the board
 - Sue would like to have spiders sprayed inside and outside of building.
 - Sue will spray for weeds around property.
 - Lights out on 3rd floor north end, Sue tried breaker, will contact Fusion Electric to check.
 - Sue discussed that there are lights out throughout building and Sunshine cleaning should be replacing.
 - Have Fusion install timers for lights in bicycle and laundry room.
 - Back door latch not working properly.

- Email owners that the HOA will not supply or maintain the BBQ.
- Sue requested wires to TV dishes on roof be moved and attached to top of building.
- Notice of all meetings to be posted in building.
- Email to all tenants and owners of available bike storage.

***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**