

South Pearl Commons HOA Directors Meeting

DATE and TIME: September 18, 2014, 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 – 5:40 pm
2. Establish a board quorum – Deb in person, Tracy cam in after meeting started, Scott P and Sue D on conference call, Scott Dube' (Weststar Mgmt Corp)
3. Homeowner Forum - none
4. Treasures report, review financials, approval of financials - \$2, 000 over budget but Sue thinks HOA is still ok. Scott P motioned to accept pending audit, Deb second, all in favor
5. Approval of meeting minutes- June 2014 – Scott motioned to accept, Deb second, all in favor
6. Manager report – SPC will be getting new manager, the dish wires on roof have been fixed, not draping in front of roof access door

OLD BUSINESS

7. Swamp cooler – Sue thinks one joist is rotten; temperature setting was at 8 when she arrived; need to have turned off in October; Scott D to check Bart's invoices from 2013 to verify date for turn off; does not appear to be damp anymore
8. Carpet – to be installed only after all ceiling work done
9. Ceiling repairs around swamp cooler – board chose 5280 to do work, need to have them come re-look and make sure bid is correct and to include repairs to south swamp cooler area (remove damage, skim coat). Tracy made motion to accept 5280 to do work pending updated proposal, Deb second, all in favor
10. Any additional items from the board:
 - Fence- Deb stated she looked with Richard and Scott D and feels nothing needs to be done now, all agreed
 - Pests need to be sprayed again
 - Irrigation in back flower bed still not correct, Sue to meet with Piper in the spring, have Piper blow out system
 - Laundry room lights on too long, reduce time
 - BBQ on back patio not the HOA's and the HOA will not supply one anymore

NEW BUSINESS

11. Property Manager – indicated to board that the HOA would be getting a new property manager, at this time, Weststar will be appointing Todd to this position; Sue asked about his experience and number of properties and requested a bio
12. Any other additional items from the board

Meeting Adjourned: 6:55 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****