

SOUTH PEARL COMMONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING DECEMBER 2, 2014 MINUTES

I. CALL TO ORDER

The regularly scheduled December 2, 2014 Board of Directors Meeting of the South Pearl Commons Condominium Association, Inc. was called to order at 5:50 pm in the meeting room of the Weststar Management Corp. office, located at 6795 E. Tennessee Ave, Suite 601, Denver, CO. Board Members present were Tracy Lang, Scott Perry and Deb Pruett. Board member Sue Dugan was present via conference call. Owner Belinda Oakley was also present at this meeting. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

Belinda Oakley reported water damage in her unit upon return from a trip.

III. APPROVAL OF MINUTES

A motion was made by Deb Pruett and seconded by Tracy Lang approving the September 18, 2014 Board of Directors Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed.

IV. FINANCIAL BUSINESS

Monthly Financials - The October 31, 2014 Financials were presented and reviewed for the records. This monthly set of financials was accepted by the Board.

Draft Proposed 2015 Budget – Following review and discussion, a motion was made by Scott Perry and seconded by Deb Pruett to adopt the Proposed 2015 Budget with monthly assessments maintained at \$195 per unit. It was noted that the contribution to reserves was decreased to \$4,000. All Board members present voted in favor of adopting the 2015 Budget and the motion passed.

V. OLD BUSINESS

Dry Wall Ceiling Repair – It was reported that 5280 Drywall & Repair was just finishing up with the ceiling dry wall repair at a cost of \$2,129.00. It was the general consensus of the Board members to view the completed project prior to payment.

Carpet Installation – An updated proposal from Roberts Floor Coverings was presented for Board review. A motion was made by Sue Dugan and seconded by Scott Perry approving the proposal in the amount of \$7,478.60 for the removal and installation of hallway, stairway and landing common area carpet.

VI. NEW BUSINESS

News/Door Hanger – A sample quarterly newsletter was presented to the Board. It was the general consensus of the Board to distribute to all doors and post the Winter 2015 Edition to the Association's website.

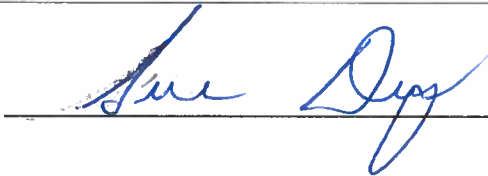
VII. CORRESPONDENCE

No correspondence for review.

VIII. ADJOURNMENT

There being no further business, a motion was made Sue Dugan and seconded by Scott Perry to adjourn the meeting at 6:40 pm

Approved by



date

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