

SOUTH PEARL COMMONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING JUNE 8, 2015 MINUTES

I. CALL TO ORDER

The quarterly meeting of the Board of Directors of the South Pearl Commons Condominium Association, Inc. was called to order at 5:30 pm in the Weststar Management conference room located at 6795 E. Tennessee Ave, #601, Denver, CO. Board Members present were Sue Dugan, Scott Perry and Deb Pruett. Tracy Lang was not in attendance. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

No owners present.

III. APPROVAL OF MINUTES

A motion was made by Sue Dugan and seconded by Scott Perry approving both the Board Meeting minutes and the Board Organization minutes from March 2, 2015 as presented for the records. All Board members present voted in favor and the motion passed. In addition the draft Annual Meeting minutes dated March 2, 2015 were reviewed for accuracy. The minutes will be posted on the Association website.

IV. FINANCIAL BUSINESS

Monthly Financials - The April 30, 2015 Financials were reviewed for the records. This monthly set of financials was accepted by the Board. A motion was made by Sue Dugan and seconded by Scott Perry approving a new line item for Legal expenses for the operating budget. All Board members present voted in favor and the motion was passed.

Sue Dugan presented a question on past late fees collected, a requested detailed ledger for both the Administrative expenses and the Snow Removal expenses.

V. OLD BUSINESS

Legal – Association Name – For the record it was stated that three trade names were registered and posted on the Association's website.

Landscape Maintenance – Sue Dugan requested that Rocky Mountain Maintenance be scheduled for two hours of service with a two man crew. In addition there was a request to schedule ant and spider control with American Pest Control.

VI. NEW BUSINESS

BBQ Grills – Discussion followed regarding the placement of private BBQ Grills placed in the common back patio area. It was the general consensus of the Board not to create a new rule at this time, however, if every tenant were to have a BBQ grill there would be a need to create a rule to restrict use or limit the number of grills permitted.

Recycling - Board once again discussed this topic. Due to space constraints in the parking area and cost, recycling has not been an option.

Bicycle Storage – Management will continue to identify bikes in the storage unit for billing purposes.

Rules & Regulations – Marijuana – The Board once again discussed the issue in case of a need to adopt a rule regarding growing of marijuana. The subject was tabled.

Newsletter – July Summer Edition – It was the general consensus of the Board to not issue a summer edition.

Smoke Detectors – Sue Dugan requested that common area smoke detectors and carbon monoxide detectors be checked for age and battery life.

New Owner Keys – Sue Dugan requested that Management check with new owners for emergency keys to unit.

Management Contract – A motion was made by Scott Perry and seconded by Deb Pruett to approve a renewal contract for the period beginning July 1, 2015 through December 31, 2017. The monthly cost will be set at \$700.00 for the initial six months of 2015 and beginning January 1, 2016 the monthly cost will be \$750.00 for a twenty-four month period. All Board members present voted in favor and the motion was passed. Management was instructed to email all Board packets to avoid cost of mailings.

CORRESPONDENCE

No correspondence for review.

VII. ADJOURNMENT

There being no further business, a motion was made Scott Perry and seconded by Sue Dugan to adjourn the meeting at 7.25 pm.

Approved by



date

9 / 14 / 15