

SOUTH PEARL COMMONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING SEPTEMBER 14, 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 5:00 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 Tracy Lang. Deb Pruett was not in attendance. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

Owner Peter Dinneen was present at this meeting following notice of a pet violation and to discuss fining.

III. APPROVAL OF MINUTES

A motion was made by Sue Dugan and seconded by Scott Perry approving the Board Meeting minutes from June 6, 2015 following two correction noted by Sue Dugan. All Board members present voted in favor and the motion passed. The minutes will be posted on the Association website.

IV. FINANCIAL BUSINESS

Monthly Financials - The August 31, 2015 Financials were reviewed for the records. This monthly set of financials was accepted by the Board.

Proposed 2016 Draft Budget Options – A motion was made by Scott Perry and seconded by Sue Dugan to approve the 2016 Budget with an increase from \$195 to \$199 monthly. A request was made to send the final 2016 Budget via email to Board members with additional line item for Legal expenses and reduction to Fire Safety. All Board members present voted in favor and the motion passed adopting the 2016 Budget.

V. OLD BUSINESS

Landscape Maintenance – A motion was made by Scott Perry and seconded by Tracy Lang approving the expense of \$250 for general grounds clean up by Across Cleaning Service. All Board members present voted in favor and the motion carried.

Rental Spreadsheet – The updated rental spreadsheet was reviewed by the Board.

Bicycle Storage Room Leak/Repair – It was stated for the record that the pinhole leak in a hotwater pipe running directly above the bicycle storage room was repaired and the dry wall completed the week prior to the Board Meeting.

Other – Sue Dugan reported that the Comcast box on the southside of the building continues to be uncovered and loose. Another call will be made to Comcast for service.

VI. NEW BUSINESS

Pet Issues – Following review and discussion of the pet issue with owner Peter Dinneen, a motion was made by Sue Dugan and seconded by Scott Perry approving a \$50 a month find beginning October 2015 and ending March 2016 for a total of \$300. All Board Members present voted in favor and the motion carried.

Carpet Cleaning - Sue Dugan presented a bid from RMR Carpet Cleaning & Flood Restoration for budget purposes. Sue also recommended spot cleaning for the area in front of the bicycle storage following the leak.

Snow Removal – A motion was made by Sue Dugan and seconded by Scott Perry to renew the snow removal services with Michael Malouf of Snow Plowing, Inc. All Board members present voted in favor.

Irrigation – Sue Dugan requested that Piper Sprinklers be called in order to scheduled winterization.

DORA Registration – Sue Dugan requested that Weststar Management verify the cost of Annual Registration with DORA, noting that she will no longer be handling this responsibility.

Trash Removal – Sue Dugan requested that competitive cost for trash removal be investigated prior to the contract renewal deadline with Republic Trash.

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 6:30 pm.

Approved by



date

12 / 1 / 15