

Present:

- **Board Members:** Derrick Taylor, Marita Rodriguez, Teresa Tuschhoff
- **Property Manager:** Ricardo Lases, Weststar Management
- **Homeowners:** (Need to get list from Ricardo)

1. Call to Order – 6:31 p.m.**2. Approval of Previous Minutes:** Motion to approve by Derrick. Second by Marita. Approved without objection.**3. State of the Association:** Derrick summarized the budget letter sent to the homeowners highlighting the major expenses in 2012 that consisted of insurance, vent repairs, and flicker repairs**4. Election of Directors:** Announced that Tracy Dixon will no longer participate as a Board member. Inquired if any of the homeowners present would like to volunteer to participate on the Board. There are two positions open, Secretary and a Member-At-Large. There were no volunteers. John Fleming indicated that he would be interested in participating. Derrick motioned to formally elect Teresa as a Board member. Second by Marita. Approved without objection.**5. Ratification of the 2013 Budget:**

- a. Dues will increase in 2013 to \$20 per month. Derrick walked through the budget by line item.
- b. Our new landscape company (CoCal) will start in November.
- c. We are scheduled to start the painting rotation this year. The Board will determine if full painting is necessary or if touch up painting can be performed.
- d. Derrick motioned to ratify the 2013 budget. Second by Teresa. Approved without objection.

6. Homeowner Forum:

- a. During the previous Board meeting homeowner Janet Cox volunteered to head a landscape committee. Janet indicated that she would head the committee only if she had assistance from various blocks in the association. Teresa and two other homeowners agreed to help with this effort. The landscape committee would serve as a liaison between the Board and landscape company. This is to be discussed further during the Board meeting.
- b. A homeowner indicated that they had to spend \$1,000 to fix an electrical problem. They wanted to find out if the Board would have any responsibility. Based on discussion, it was determined that the Board does not have liability as the problem did not affect the whole building.
- c. Homeowners on Valentia indicated that the tall bushes needed to be cut as they are blocking views and posing a safety hazard. Ricardo is to discuss cutting these bushes during his next meeting with CoCal.
- d. There is a hornet problem on one of the Paseo units. It was determined that it is the homeowner's responsibility and that she would have to work with her neighbors regarding this issue.

- e. Homeowner at 8705 E. 25th Ave stated that she is concerned about the flicker damage to her unit. She has not heard back from Ricardo or the Board regarding this issue. The Board has reviewed a proposal to get this remediated, but due to the significant cost other alternatives need to be considered. The Board will continue to work on this.
- f. Various homeowners indicated that they do not feel that they are receiving timely responses to the issues brought to Weststar and/or the Board attention. The Board agreed that after the Board meetings, a draft of the tentative (unapproved) meeting minutes would be posted to the Association's website to be accessed through Westar Management. In addition, one of the homeowners is setting up a website for the Association.
- g. Homeowner at 8401 E. 29th Ave indicated that there has been noticeable rattling of the foundation due to the RTD buses on Central Park. Felt like this should be brought to the Boards attention to determine if any preventative measures should be put in place to avoid/reduce possible future insurance claims. Efforts will be made to contact the RTD, obtain a structural engineering assessment (possibility through the reserve study). This will be discussed further by the Board.
- h. Homeowner would like to see a stop sign placed at Valentia and 22nd Ave. Suggestion was made to contact 311 to submit request.

7. Adjourn: 8:07 p.m.