

Present:

- **Board Members:** Teresa Tuschhoff, Isaac Rodriguez, Karen Gladstone
- **Property Manager:** Ricardo Lases, Weststar Management
- **Matt Mayo:** Preservation Tree Care
- **Homeowners:** John & Joanne Wojak, Pat Carroll, Suzanne Challinor, Janine Harmon, Scott Leszcznski, and Tony Webb.

1. Call to Order – 6:30 p.m.**2. Homeowners Forum**

- a. Matt Mayo from Preservation Tree Care presented on the state of the association's trees. The board asked him to work with CoCal and the landscape committee to get an accurate count and state of the trees before moving forward with any proposal. He indicated the best time to prune the trees would be during the winter.
- b. Homeowner indicated that screens on her home were mis-replaced by the contractor, after being damaged in the hail storm. Wants to make sure that the upcoming painting schedule is clear, so that she doesn't have to repaint after replacing her deck. Ricardo will meet with RE Roofing to confirm painting schedule.

3. Landscape Committee: Sue Challinor gave the landscape committee report.**4. Approval of Previous Minutes:** Motion to approve by Isaac, second by Teresa. Unanimous approval**5. Review of Current Financials:** Isaac reviewed the financial statements.

Motion to approve by Isaac, second by Karen. Unanimous approval

6. Unfinished Business:

- a. **Ratification of 2015-16 Insurance Policy:** Board approved the insurance policy via email.
- b. **Concrete proposals:** The board reviewed new concrete proposal from ASAP Asphalt and Concrete. Several questions. Further action will take place via email.
- c. **Flicker Repairs** – Installation of new covering on buildings on 25th Avenue began, incomplete due to nesting activity in current holes on the building. RE Roofing will wait until nesting season is over to complete the installation. Estimated for the fall.
- d. The owners of 8451 E 29th asked for approval to cut down the tree in front of their home. The board agreed to remove the tree, any replacement will be at the owners' cost, as they did unauthorized trimming on the tree. If they choose to replace the tree, they should contact the association who will use an authorized landscaper to replace.

7. New Business:

- a. **Tree Pruning** – Action deferred until Matt Mayo can walk the property with the landscape committee and refine proposal in conjunction with the work that CoCal is doing.
- b. **Draft of 2014 Financial Audit** – a number of items need to be clarified, deferred to next meeting.
- c. **Proposed updates to design guidelines** - Deferred until next meeting so that John Fleming, DRC liaison can be included in discussion and approval.

8. Managers Report: 29th PI light removal/replacement. Ricardo meeting with contractor to determine options.**9. Adjourn:** 8:07 p.m.**10. Executive Session:** Board approved motion to move forward with attorney recommendations. Karen motion, Isaac second. Unanimous approval.