

Versailles

HOA Meeting August 11, 2008

Property Report

- ? New air conditioner unit has been installed in the work out room.
- ? Laundry room work began today, 11th. The room will be down all week.
- ? Infrastructure work and the boiler work had been started last week.
- ? The elevator will start in October.
- ? Re-design of floors 2 thru 12 -
 - Prices on finishes, such as carpet have gone up since the first estimate. The team will need to reassemble
- ? The OTIS Maintenance Contract, for the elevator has been canceled. We will officially be off of it when they install a new phone into the elevator, it should be in this week.
- ? Emergency Evacuation Info, re the Fire Dept's request, has been completed, distributed and posted on the Web Site. The Versailles is now in complete compliance with the Fire Dept.
- ? An additional BBQ has been purchased for the patio.
- ? The Door King Entrance System has a restriction on the number of zip codes that can be entered. There is no room to put in any other area codes for new residents.
 - ? A motion was made a passed by the board to only allow Colorado area codes to be used for the entry system.
- ? The second Monday of every month is the day for water shut down for non-emergency work done on individual units at the building, i.e. remodeling, etc, to prevent wear and tear on the boiler.
- ? The bathroom by the pool has been closed during this summer for the infrastructure work to be completed. To have the bathroom in working order will cost over \$5000.
 - ? A motion was made and passed by the board to close the bathroom permanently and create storage. People at the pool can utilize the bathroom in the laundry room.
- ? Vendors have been having problems with parking. And they have been parking in spots on the upper parking deck that assigned to residents. The Versailles has the opportunity to rent a space for permanent Vendor parking for \$30.00 a month.
 - ? The board requested that this be put on hold till all options were looked at.
 - ! Possible loan of a spot by owner.
- ? The Versailles is looking for a good snow removal company at a decent price. Any referral or ideas? Please notify Susana.
- ? Susana has had over eight move ins/outs this month which has created a lot of extra work with supervision of the move and meeting in advance moves to give out keys for the garage and tracking people down to get them back. She requested the board to reconsider letting people move in and out thru the side entrance.
 - ? The board maintained that the moves should not occur through the side entrance.
 - ? A motion was made and passed by the board to increase the fine for incorrect moves to \$250 due to the amount of time it takes to track the people down.
- ? There are nine broken windows on the second floor that will have to be fixed. Susana will work with the owners to help with negotiating a good price by using one company.

Financial Report

- ? Our accountant, John is interested in utilizing auto deposit for both the HOA Dues and the Assessment payment. John will see how many owners are interested.
- ? Unit #504 is behind in payments and John is starting legal proceedings.
- ? 90% of the owners made a payment toward the special assessment. John will get the board up dated information by the end of the month.
- ? An audit has been arranged for the beginning of 2009.