

Agenda for the Versailles HOA Meeting 3/3/2010

Fire inspection

- brief review of last Thursday – The inspection went very well and the only thing that had to be scheduled were the annual test from Fire Alarm Services, which will be taken care of this week.
- Carbon Monoxide detectors – the new law is for every unit to have these detectors along with their smoke alarms. When the smoke alarm testing info goes out the notice for placement of the CO2 tester units will be included.

Elevator

- New Panels are in. Contract is fulfilled and looks good.
- Decide on replacing remaining panel around the button 'jewels' and the door end piece. It will cost \$2,500.00 and it was decided to wait on this.

Satellite

- update from Kim on package deal. It was reported that this cannot be incorporated into our system. The Satellite dishes can only be extended to people who units are not wired for Comcast.

Next door neighbor

- update and a chance for discussion. Mike and Jeffrey are working with the neighbor to get the best mutual situation for both parties. We however own the land on her side of the fence so have the best bargaining position re her tree problem

Door electronics

- options on box. Jeffrey has found a way to make the code box more accessible for a much reduced price and will be implementing this.,

Infrastructure

- we have choices on how to deal with the leak over Kim's car. It was decided to have our contractor remove the small portion from above that small garage leak and replace the asphalt. This solution will be permanent and cost around \$2,820.00. Jeffrey is checking on the warranty situation with this work.

Rules and Regs

- Update from David. David has been slammed but they will be done in the next month and posted on our web site.

WiFi

- Mike. We're going to wait a while before implementing this, as total for the project will be around \$14,000 and the elevator interior was just paid for. John wants to be prudent with expenses and we are growing our base considerably and want to continue on that path.

Web Site remodel

- brief discussion and request for suggestions on the site. Jeffrey is working on a new look for the Site and all the existing info will be transfer plus new info added. This is the most comprehensive Web site for a non-cooperate condominium as it currently exists, in the Denver area. The new look will make it easier to access, easier to work on and more attractive. The new prototype can be seen on newsite.789clarkson.com.

Jeffrey's Job description

- how best to proceed with this. This is being worked on

Financials

- John Napoli – The Versailles is doing very well financially. The only delinquent unit is #504 and there is a lien on that unit. This is a good record for delinquency as many condos in the city are experiences quite a few units in a lien position with the current economy.

Future projects

- feedback from board and residents- Things look good, the building looks good and at this time there are no new projects on the horizon.