



HOMEOWNERS ASSOCIATION FEBRUARY MEETING (2/25/2013)

Attendees: Mike McKisson (President), Megan Meermans, Diane Encinias, John Napoli, Jeremy Parnacher (Secretary), Adam Jon Hayworth, Kimberly Berkey, Allan Wilson

Call to order: Meeting was called to order at 7:10pm by Mike. Quorum is met.

Financials (John Napoli):

- Building Finance Update
- Good cash flow in January - \$4500 of \$9000 was placed in the reserves.
- February has been mediocre – John will provide financial statements – did not bring copies to the meeting.
- 205 is in foreclosure and owned by Bank of America.
 - Former owner is continuing to make payments.
 - BOA will be paying the special assessment and HOA dues until the unit is sold.
- 1005 is uncertain at this time.
 - Typically the owner pays a lump sum every 3 months.
 - Missed the “December” payment.
 - John reached out via email with a statement.
 - Has paid January since then but has failed to pay other months that are due.
 - John will be reaching out again – might need to send to collections to settle the missing payments.

Building Update (Adam Jon Hayworth):

- Adam will be stepping down 3/29/2013.
- Recommends hiring an outside company to manage the building ([Crestmoor](#) Management Company has been recommended).
- Adam has left the building in a much better place. Has cut a significant amount of wasted spending.
- State Regulation Threats: The current Colorado Speaker of the House has posed legislation that will increase regulation of HOAs. One bill being passed around is requiring building managers to be certified real estate agents.
- Plumbing: Went in to replace “HOA” pipes → same thing occurred in another unit. Slated to do work on the unit and notified the building of a water shutoff. Received an email from a concerned resident because the temperature for that day was to hit 42 degrees. Temperatures have been <= 42 degrees since this attempt. Will try again on 3/5/2013 to repair the unit. The unit has been in this state for a month.
- Door repair: The door facing the surface parking lot will be repaired or replaced.
- Pool: Ben is interested in the pool position for this summer. Adam recommends that the building invests in a water level shutoff when filling up the pool to prevent water waste and flooding the basement (in the event that the hose is not turned off when filling the pool). The deck drain is not operable. The cost to build another drain is \$2000. This has to be completed before the pool is open per regulations. Adam recommends getting started on the two weeks before Memorial Day.
- Plumbing: Due to the previous mention of plumbing problems – the first floor unit experienced some water damage to the ceiling. Owner wants to wait until he is ready to sale the unit before the repairs are made (~1-2 years out).



- Denver Water: Found 3 leaky toilets. Adam will email the owners to get these repaired. The valve on the roof was temporarily fixed.

Forum & Discussion

- Primary Resident ByLaw: Jeremy moved to “Initiate the Primary Resident By Law process”. Kimberly Berkey seconded the motion. The motion unanimously passed.
- Cooling Tower: Allan Wilson agreed to be the Project Manager. Adam will make a phone call to US Engineering to solidify the quotes. Allan will take this information and do a SWOT analysis. This will be given to the board via email and a vote on how to pursue this project will take place.

Next Meeting: TBD

Adjournment: Meeting was adjourned at 8:42pm by Mike McKisson.

Minutes Submitted By: Jeremy Parnacher