

VERSAILLES CONDOMINIUMS ASSOCIATION, INC.

**ANNUAL MEETING MINUTES
JANUARY 25, 2014**

Call to order:

The meeting was called to order at 11:04 a.m. by Jeremy Parnacher, Board President. The meeting was held in the lobby of the building, located at 789 Clarkson St. Denver, CO 80218.

Present were Allan Wilson, Phil Storch, and Jill Kaufman – Board Members, as well as Ricardo Lases, from Weststar Management.

Establish Meeting Quorum:

Thirty (30) homeowners were present either in person or by proxy; a quorum was established per the Association's legal documents.

Approval of Previous Annual Meeting Minutes:

The Board President, Jeremy Parnacher explained to owners present that there are no previous meeting minutes as a formal annual meeting couldn't be conducted, as there was no quorum. Per the Bylaws, 29 owners must be present or represented by proxy. However, notes from previous annual meetings are available online at www.weststarmanagement.com

State of the Association:

Jeremy Parnacher reported that Weststar Management was hired on July 1st, 2013 as the new management company.

HVAC improvements were completed.

Additionally Jeremy mentioned that the board will discuss the replacement of the roof as recommended by the current roofing company.

During 2014 there will be landscape improvements, Alex Easton has volunteer along with other owners of the building to work on the landscape improvements.

Election of Directors:

Current Board members Jeremy Parnacher and Phil Storch would like to continue on the board. Timothy Hughey and Bibek Regmi volunteered to be part of the board.

Katie Kaszynski was absent; however she submitted a letter to be considered to become a board member.

Byron Bergman made a motion to close the nominations, Brad Feely seconded. With no other nominations from the floor all 5 volunteers were elected.

Budget Ratification – Review and Acceptance:

The 2014 Budget was presented without increases. However, it was explained that the presented budget included a 10% of the total income contribution to Reserves and it also reflects the Special Assessment income and expenses.

Byron Bergman made a motion to approve the 2014 budget as presented, Phil Storch seconded. Motion carried unanimously.

Homeowner Forum:

The following items were brought up to the attention of the board:

1. Kim Natalini asked if there was going to be a Special Assessment for the replacement of the roof.
2. Bert Fisher inquired when the rest of the stairs will be painted.

Adjournment:

There being no further business to come before those present, a motion was made to adjourn. The motion was seconded and passed. The meeting was adjourned at 11:21 a.m.