

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

February 5, 2014 Board of Directors Meeting Minutes

PRESENT: Jeremy Parnacher, Megan Meermans, Tim Hughey, Bibek Regmi, Phil Storch, and Katie Kaszynski – Board of Directors

Tom Higgins (Unit 401), Kelley Schneider (Unit 201), Alex Easton (Unit 805), Kevin Ward (Units 1101 and 506) – Unit Owners

Ricardo Lases – Weststar Management, Property Manager

Melissa Garcia – Versailles Legal Consul/HidmanSanchez

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 7:02 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

2. HOMEOWNER FORUM & HEARINGS:

- a. Phil at unit 605 reported that he had water in his unit again.
- b. Tom at unit 401 asked about the procedure for the replacement of his coil units. His contractor must contact management to coordinate.
- c. The lights on the landscaped areas were reported not working as well as the light on the canopy.

3. **APPROVAL OF DECEMBER 11, 2013 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Upon motion duly made and seconded the meeting minutes from December 11, 2013 were approved. Motion carried unanimously.

4. **REVIEW CURRENT FINANCIALS:** The financials ending December 31, 2013 were briefly reviewed and discussed.

5. UNFINISHED BUSINESS:

- a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** Melissa Garcia from HidmanSanchez went over the process and procedures of the proposed amendment of the Declaration. There are four different options that the board has at this point to continue with this process:

1. Continue with the current process and record the Amendment with the understanding that it could be subject to challenge for at least a year due to the statute of limitations.
2. Obtain a re-confirmation of consents already provided and continue to collect consents, however ensure that the consents are collected within a 60-day timeframe.
3. Start over with a ballot process, rather than consent form.
4. Use the court petition process

- b. **Rules and Regulations Update:** Tabled until further notice

- c. **Proposals for the Replacement of the Roof:** Management to seek more bids.
- d. **Additional Items from the Board:** Megan Meerman volunteered to continue on the board. Phil made a motion to appoint Megan as a board member to fill the sixth position of the board; Tim seconded. Motion carried unanimously.

6. NEW BUSINESS:

- a. **Additional Items from the Board:** After receiving the resignation from John Napoli as the accountant of Versailles, the board asked Weststar to present a proposal to take over the bookkeeping duties of the Association; the proposal was presented from Weststar Management to continue managing the building and adding the accountant responsibilities for \$1,800.00 per month.

7. CORRESPONDENCE: Reviewed and no additional questions.

8. ADJOURNMENT: There being no further business the meeting was adjourned at 8:07 p.m.