

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

March 5, 2014 Board of Directors Meeting Minutes

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

Lee Pohlenz (Unit 706), Alex Easton (Unit 805), Larry Nunez (Unit 1201) – Unit Owners

Ricardo Lases – Weststar Management, Property Manager

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.

1. HOMEOWNER FORUM & HEARINGS:

- a. Mr. Nunez in unit 1201 reported that someone broke into his storage space and the roof top door access was vandalized.

2. APPROVAL OF FEBRUARY 5, 2014 BOARD MEETING MINUTES: The meeting minutes were reviewed. Megan made a motion to approve the February 5, 2014 board meeting minutes. Katie seconded. Motion carried unanimously.

3. REVIEW CURRENT FINANCIALS: A brief report was given by Ricardo Lases regarding the financial transition to Weststar Management.

4. UNFINISHED BUSINESS:

- a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** Jeremy reported to the board that he has received additional information from HidmanSanchez of the different options that the board has to continue with this process.
- b. **Proposals for the Replacement of the Roof:** A second proposal from RE Roofing Experts was presented as well as a report. Management still seeking third proposal.
- c. **Additional Items from the Board:** No additional items were brought forward

5. NEW BUSINESS:

- a. **Audit Ratification:** The Board electronically approved Olson, Reyes & Sauerwein, LLC to perform a financial audit for \$1,850.00. Upon motion duly made and seconded the proposal for a financial audit was approved. Motion carried unanimously.
- b. **Prevention of Frozen Pipes:** The board requested management to seek a proposal for the installation of heat cable as recommended by Tim Hughey.
- c. **Stairs Touch-Ups Proposal:** The board reviewed and tabled the proposal from J W Larson to paint the north stairwell floors 1 through 11 and south stairwell floors 1 through 7.
- d. **2014 Pool Season Maintenance Proposals:** The board reviewed the proposals submitted by 5280 Pool & Spa, Elite Pools, and The Pool Connection. After reviewing all three proposals, the board requested to negotiate the proposal from 5280 Pool & Spa for a two year contract with possible lower costs.

- e. **2014 Landscape Maintenance Proposal:** The board reviewed the proposals presented by Denver Landscape and Emerald Isle for the 2014 landscape maintenance. Katie made a motion to approve the 2014 landscape maintenance proposal as presented by Denver Landscape; Megan seconded. Motion carried unanimously.
 - f. **Additional Items from the Board:** No additional items were brought forward
6. **CORRESPONDENCE:** Reviewed and no additional questions.
7. **ADJOURNMENT:** There being no further business the meeting was adjourned at 7:51 p.m.