

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

April 2, 2014 Board of Directors Meeting Minutes

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

Kimberly Natalini (Unit 601), Rick Boehm (Unit 1004), Jill Kaufman (Unit 901), and Jon Dome (Unit 702) – Unit Owners

Ricardo Lases – Weststar Management, Property Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 7:06 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. HOMEOWNER FORUM & HEARINGS:

- a. Jill in unit 901 asked about the replacement of a damaged cabinet in her unit.

2. APPROVAL OF MARCH 5, 2014 BOARD MEETING MINUTES: The meeting minutes were reviewed. Tim made a motion to approve the March 5, 2014 board meeting minutes. Bibek seconded. Motion carried unanimously.

3. REVIEW CURRENT FINANCIALS: The board agreed to have a meeting with the CPA to go over the draft of the financial audit.

4. UNFINISHED BUSINESS:

- a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** Jeremy gave an update; the board is still working on this project based on the leasing cap provisions provided by HidmanSanchez.
- b. **Proposals for the Replacement of the Roof:** A brief report by management was given.
- c. **Prevention of Frozen Pipes:** Evans Redmond has reported that there seems to be asbestos in the area of where the heat cable will be installed. The board requested a proposal for the abatement of the asbestos.
- d. **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.
- e. **2014 Pool Maintenance Proposal:** The board reviewed the proposals submitted by 5280 Pool & Spa, Elite Pools, & The Pool Connection. Upon motion duly made and seconded the proposal by 5280 Pool & Spa for the 2014-2015 was approved. Motion carried unanimously.
- f. **Additional Items from the Board:** No additional items were brought forward

5. NEW BUSINESS:

- a. **DVD Replacement Proposal:** The board reviewed the proposals presented by Arapahoe County Security & Protection 1 for the replacement of the DRV. The board requested to have Protection 1 look at the cameras and to give us a quote to replace the old cameras with dome cameras at the same time.

- b. **Additional Items from the Board:** No additional items were brought forward

6. CORRESPONDENCE:

- a. The board reviewed the request from unit 102 to reimburse her for heating repairs in her unit. Megan made a motion to deny her request as the repairs are the owner's responsibility; Bibek seconded. Motion carried unanimously.

7. ADJOURNMENT: There being no further business the meeting was adjourned at 8:11 p.m.