

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

June 4, 2014 Board of Directors Meeting Minutes

PRESENT: Jeremy Parnacher, Megan Meermans, Phil Stroch, and Tim Hughey – Board of Directors
Charles E. Gerretson (Unit 504), John Uppendahl (Unit 403), Thomas Higgins (Unit 401),
and Jon Dome (Unit 702) – Unit Owners
Ricardo Lases – Weststar Management, Community Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 7:00 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

- 1. HOMEOWNER FORUM & HEARINGS:** Term and leases provisions were discussed.
- 2. APPROVAL OF MAY 7, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Tim made a motion to approve the May 7, 2014 board meeting minutes; Megan seconded. Motion carried unanimously.
- 3. REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending May 31, 2014. Phil made a motion to approve the financial statements for the period ending May 31, 2014 pending an audit; Tim seconded. Motion carried unanimously.
- 4. UNFINISHED BUSINESS:**
 - a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** Brief report was given; the board continues to work on this amendment.
 - b. **Draft of 2014 Budget:** The Board reviewed the draft of the remaining of the year proposed budget prepared by management. Phil made a motion to adopt the draft of the budget with a 30% increase on dues starting August 1, 2014; Tim seconded. Motion carried unanimously. A member community budget meeting will be held on July 2nd, 2014.
 - c. **Additional Items from the Board:** No additional items were brought forward
- 5. NEW BUSINESS:**
 - a. **Ratification of Cleaning Service Contract:** Upon motion duly made and seconded via email, the proposal from Across Cleaning for the janitorial services of the building was approved. Motion carried unanimously.
 - b. **Additional Items from the Board:** No additional items were brought forward
- 6. CORRESPONDENCE:** Reviewed and no additional questions.
- 7. EXECUTIVE SESSION:** The board went into executive session at 7:42 to discuss delinquent accounts.
- 8. ADJOURNMENT:** There being no further business the meeting was adjourned at 7:51 p.m.