

**VERSAILLES CONDOMINIUM ASSOCIATION, INC.**

September 3, 2014 Board of Directors Meeting Minutes

**PRESENT:** Jeremy Parnacher, Megan Meermans, Phil Stroch, Bibek Regmi, and Tim Hughey – Board of Directors  
Benjamin Kaufman (Unit 901), Kim Natalini (Unit 601), Ryan Willard (Unit 801), Alex Easton (Unit 805), Marcus Knyle (Unit 604), 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 7:02 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. **HOMEOWNER FORUM & HEARINGS:** Short term and leases provisions were discussed.
2. **APPROVAL OF JUNE 4, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Megan made a motion to approve the June 4, 2014 board meeting minutes; Phil seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending July 31, 2014. Upon motion duly made and seconded, the July financials were approved. Motion carried unanimously.
4. **UNFINISHED BUSINESS:**
  - a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** Jeremy gave brief report and the options to vote at the annual meeting were discussed; the board continues to work on this amendment.
  - b. **Additional Items from the Board:** No additional items were brought forward
5. **NEW BUSINESS:**
  - a. **Draft of Rules and Regulations:** The board reviewed the draft of the Rules and Regulations. Final edits to be done.
  - b. **Adoption of Policies:** The board reviewed the following policies prepared by HidmanSanchez to comply with SB100 and SB1276:
    1. Revised Collection Policy
    2. Conduct of Meetings Policy
    3. Board Member Conflicts of Interest Policy
    4. Document Retention and Destruction Policy
    5. Inspection and Copying of Association Records Policy
    6. Investment of Reserve Policy
    7. Reserve Study Policy
    8. Procedures for Covenant and Rule Enforcement Policy
    9. Alternative Dispute Resolution (ADR)Phil made a motion to approve all 9 policies as drafted by HidmanSanchez; Bibek seconded. Motion carried unanimously.

- c. **Legal Counsel Proposals:** The board reviewed the legal counsel representation proposals presented by HidmanSanchez, Lansky, Weigler & Porter, P.C., and VialFotheringham LLP Lawyers. Upon motion duly made and seconded, the board decided to continue with HidmanSanchez under their retainer program. Motion carried unanimously.
  - d. **Engineer HVAC Study:** Lohr Design Group submitted a proposal to review the status of the HVAC and plumbing systems in the building for \$4,410.00, with the purpose to identify the condition of the systems and solutions to any repair or replacement needed. The board will search for possible drawings of the building as the drawings may reduce the price of this study.
  - e. **Proposal for Insulation of Pipes:** The board reviewed the proposal from Evans Redmond to insulate the piping above the dumpster area to avoid frozen pipes during the cold weather. The board requested that the contractor ensure to use heat trades.
  - f. **Window Leaks:** The owners of units 901 and 804 reported that they have been experiencing leaks for several years. The board discussed this topic and due to the cost, the current financial situation of the building, and the difficulty of the window repairs, a special assessment may be needed on 2015 to fix the leaking windows as well as the replacement of the roof.
  - g. **Painting of Stairwells:** The painting of the stairwells was tabled until the October meeting.
  - h. **Additional Items from the Board:** The annual meeting will be held on December 3<sup>rd</sup>, 2014.
6. **CORRESPONDENCE:** Reviewed and no additional questions.
7. **EXECUTIVE SESSION:** The board went into executive session at 8:25 to discuss delinquent accounts and a legal matter regarding covenant control.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:45 p.m.