

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

October 1, 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), Alex Easton (Unit 805), Marcus Knyle (Unit 604), Laura Jo Newman (Unit 303), Tim Lindsey (Unit 204) and Danielle Santoro (Unit 201) – 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:** Additional units with window leaks were reported (Units 303, 604, 901, and 801). The board requested to start gathering proposals for correct the window leaks.

Strollers, bicycles, containers, etc. have been stored in the parking garage by several owners. The board requested a meeting with the insurance agent to inspect the garage and obtained their opinion on whether or not these items are a hazard and violating the fire code.

The window in the fitness room continues to be left open by owners and/or residents. The board requested to seek solutions to prevent the windows to open all the way or perhaps to seal them.
2. **APPROVAL OF SEPTEMBER 3, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Tim made a motion to approve the September 3, 2014 board meeting minutes; Jeremy seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending August 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 reported that the board continues working on the amendment. The board hopes to submit the draft to vote at the annual meeting.
 - b. **Draft of Rules and Regulations:** Jeremy gave a brief report of the revised draft of the Rules and Regulations to be effective October 15, 2014. Katie made a motion to approve the draft of the Rules and Regulations; Bibek seconded. Motion carried unanimously.
 - c. **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. Tim will contact the City in the hopes to find the drawings of the building to reduce the cost of this study.
 - d. **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. Tim will contact Evans Redmond for additional clarification on their proposal.
 - e. **Painting of Stairwells:** The painting of the stairwells was tabled.
 - f. **Additional Items from the Board:** Bibek, Jeremy and Marcus continue working on the surveillance camera system.

5. NEW BUSINESS:

- a. **AC Shut Down Date:** The board approved to shut down the AC for the 2014 season immediately. The heat will be turned on pending weather.
- b. **Snow Removal Proposals:** The board reviewed the proposal submitted by Lighting Mobile, HPS, and Snow Management Services. Tim made a motion to continue services with Lighting Mobile to perform the 2014-2015 snow removal services; Katie seconded. Motion carried unanimously.
- c. **Draft of 2015 Budget:** The board reviewed the proposed 2015 budget.
- d. **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 8:10 to discuss delinquent accounts and provisions of the Rules and Regulations.

8. ADJOURNMENT: There being no further business the meeting was adjourned at 9:02 p.m.