

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

November 5, 2014 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Phil Storch, Bibek Regmi, and Tim Hughey – Board of Directors
Benjamin Kaufman (Unit 901), Alex Easton (Unit 805), Laura Jo Newman (Unit 303), Tim Lindsey (Unit 204) and Rick Boehm (Unit 1004) – Unit Owners
Ricardo Lases – Weststar Management, Community Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 7:03 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. **HOMEOWNER FORUM & HEARINGS:** Window leaks were discussed (Units 1101, 1004, 901, 804, 604, 303, and 204). A brief report was given by management letting owners know that Glass Unlimited was scheduled to be onsite on Saturday, November 15, 2014 to inspect all leaking units.

It was also mentioned that a proposal for the installation of anchors on the roof to allow contractors to performed repairs according to OSHA regulations was received. The proposal was for \$34,250.00 for materials and installation.

Tim at unit 204 requested sewer preventative maintenance to be done.

2. **APPROVAL OF OCTOBER 1, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Bibek made a motion to approve the October 1, 2014 board meeting minutes; Phil seconded. Motion carried unanimously.

3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending September 30, 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:** The board continues working on the amendment.
- b. **Ratification for Insulation of Pipes Above Dumpster Area:** The board unanimously approved the insulation of the pipes above the dumpster area via email.
- c. **Draft of 2015 Budget:** The board reviewed the proposed 2015 Budget; the budget does not call for an increase. Phil made a motion to adopt the 2015 Budget as presented; Bibek seconded. Motion carried unanimously.
- d. **Additional Items from the Board:** No additional items were brought forward

5. **NEW BUSINESS:**

- a. **Additional Items from the Board:** A proposal to switch from CenturyLink to Comcast was presented to the board. The current services for 4 phone lines and internet service cost approximately \$270.00 per month. The proposal from Comcast with all services, plus cable TV will be approximately \$180.00. Upon motion duly made and seconded, the board decided to switch services to Comcast. Motion carried unanimously.

6. **CORRESPONDENCE:** Reviewed and no additional questions.

7. **EXECUTIVE SESSION:** The board went into executive session at 7:51 to discuss delinquent accounts.

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