

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

January 7, 2015 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Phil Storch, Katie Kaszynski, Jeremy Parnacher, and Tim Hughey – Board of Directors
Benjamin Kaufman (Unit 901), Alex Easton (Unit 805), Tim Lindsey (Unit 204) and Frank Gillette (Unit 806) – 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:** The following issues were brought up to the attention of the board by the owners present:
 - No smoking on common areas
 - Exhaust Vents not working on the 01 stack
 - Installation of photocells as a possibility as the exterior lighting is not coming on at the right times
 - During a recent power outage the emergency lights were not working in the basement
2. **APPROVAL OF NOVEMBER 5, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Tim made a motion to approve the November 5, 2014 board meeting minutes; Megan seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending November 30, 2014. Upon motion duly made and seconded, the November financials were approved. Motion carried unanimously.
4. **UNFINISHED BUSINESS:**
 - a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** The board continues working on finalizing the amendment.
 - b. **Additional Items from the Board:** No additional items were brought forward
5. **NEW BUSINESS:**
 - a. **Officer Election:** Upon motion duly made and seconded, the election of officers took place as listed below. Motion carried unanimously.
 - Jeremy Parnacher – President
 - Tim Hughey – Vice President
 - Bibek Regmi – Treasurer
 - Philip Storch – Secretary
 - Megan Meermans – Member at Large
 - Katie Kaszynski – Member at Large
 - b. **Resolution of Bylaws:** HidmanSanchez drafted a resolution of the Bylaws as we do not have a signed and recorded version of them. Phil made a motion to adopt the resolution of the Bylaws as drafted; Tim seconded. Motion carried unanimously.
 - c. **Roof Replacement, Window Repairs, & Anchors Installation Update:**

On December 10, 2014 a meeting/inspection was completed with Glass Unlimited. They have inspected some of the windows that have been reported leaking. The problem was found on the columns along the building. These columns have gaps that need to be caulked to avoid water intrusion. Most likely this has never been done, the contractor proposed to caulk all gaps and joints from top to bottom.

The contractor mentioned that if no action is taking most likely we will have more and more leaks from these joints.

Unfortunately, the contractor cannot perform repairs unless anchors are installed on the roof so the workers can be secured while performing repairs.

A proposal has been submitted by Reconstruction Experts for a total cost of \$34,250.00. This price includes the installation, furnishing and testing of anchors. Additional Proposals have been requested.

The anchors installation will also help to perform window cleaning and any other window repairs that may be needed. This installation may be best to be done at the same time the roof is replaced. The current proposal on file from last year from RE Roofing is \$81,201.00. The contractor has been contacted to revise the proposal as it was submitted early last year. Additional proposals have been requested.

- d. **Bicycle Registration:** An email with the bicycle registration form will be sent out to all owners and residents of the building. The email will include a deadline; all those bikes that do not get register will be removed by the association.
- e. **2015 Board Meetings:** The board decided to continue having monthly meetings until further notice.
- f. **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 7:48 to discuss delinquent accounts.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:07 p.m.