

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

February 4, 2015 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Katie Kaszynski, Jeremy Parnacher, Bibek and Tim Hughey – Board of Directors
Benjamin Kaufman (Unit 901) and Tim Lindsey (Unit 204) – Unit Owners

Ricardo Lases – Weststar Management, Community Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 7:01 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:
Exhaust Vents still not working on the 01 stack – Evans Redmond to set up appointment with owner.
A reminder to the construction hours was requested to be sent as there are units working after hours.
2. **APPROVAL OF JANUARY 7, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jeremy made a motion to approve the January 7, 2015 board meeting minutes; Bibek seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending December 31, 2014. Upon motion duly made and seconded, the December 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 draft.
 - b. **Roof Replacement, Window Repairs, & Anchors Installation Update:** Since there have not been any roof leaks in the past several months, the board decided to hold off on the roof replacement for now.

Tim will do some investigation for completing this work via a scaffolding option.
 - c. **Additional Items from the Board:** No additional items were brought forward
5. **NEW BUSINESS:**
 - a. **Exterior Lighting –Photocell Installation:** The board reviewed a proposal submitted by Piper Electric for the installation of photocell to control the exterior lighting. Additional bids were requested.
 - b. **Additional Items from the Board:** A tour to the building took place with Security Install Solution took place to look at the entry and the surveillance system. A proposal will be submitted.

A proposal from Quality 1st Plumbing was presented to the board to perform a preventative maintenance of the sewer lines. Additional bids were requested.
6. **CORRESPONDENCE:** Reviewed and no additional questions.
7. **EXECUTIVE SESSION:** The board went into executive session at 7:45 to discuss delinquent accounts.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:17 p.m.