

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

March 4, 2015 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Jeremy Parnacher, Bibek Remgi, Phil Storch, and Tim Hughey – Board of Directors

Shaun Daidone (Unit 604), Benjamin Kaufman (Unit 901), Nolbert Chavez (Unit 603), Alex Easton (Unit 805), and Franklin Gillett (Unit 806) – Unit Owners

Ricardo Lases – Weststar Management, Community Manager

David Wilson and Kaine Baptist (Potential Buyers of Unit 602)

CALL TO ORDER: The Board of Directors meeting was called to order at 7:07 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. **HOMEOWNER FORUM & HEARINGS:** Exhaust Vents still not working on the 01 stack – Evans Redmond has been authorized to do additional investigation to not exceed \$500.00. Evans Redmond will contact the owner.
2. **APPROVAL OF FEBRUARY 4, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Tim made a motion to approve the February 4, 2015 board meeting minutes; Megan seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending January 31, 2015. Upon motion duly made and seconded, the January financials were approved. Motion carried unanimously.
4. **UNFINISHED BUSINESS:**
 - a. **Owner Occupancy Bylaw Update/Limited Amendment and Restated Declaration:** The board finalized the amendment draft for the owner occupancy section. This draft will be given to the attorney once the board is ready to proceed with the Amendment of the Declaration.
 - b. **Roof Replacement, Window Repairs, & Anchors Installation Update:** Tim gave a report on his findings. He reported that the scaffolding option may not be worth financially. Maps of the building are necessary to proceed with investigation, management to send available maps of the building.
 - c. **Exterior Lighting Proposals – Photocell Installation:** The board reviewed a proposal submitted by Piper Electric and Full Spectrum Lighting for the installation of photocells to control the exterior lighting. Due to the cost, the board decided to have the contractor show one of the board members how to adjust the timers, a work order to be send by management.
 - d. **Preventative Sewer Maintenance Proposals:** The board reviewed the proposals presented by Quality 1st Plumbing, Premier Plumbing, and 5 Star Plumbing. Tim made a motion to approve the proposal from Quality 1st Plumbing to proceed with the sewer preventative maintenance to not exceed \$3,600.00; Jeremy seconded. Motion carried unanimously.
 - e. **Additional Items from the Board:** A brief report was given regarding the bicycle clean up taking place on March 7, 2015
5. **NEW BUSINESS:**
 - a. **Additional Items from the Board:** The board reviewed a proposal presented by Arapahoe County Security to repair the entry system. The proposal included 3 different options from \$250.00 to recover the information on the current system to \$5,068.03 for the replacement. Tim made a motion to approve their proposal as submitted with option number 2 to rebuild the database via web allowing remotely access; Phil seconded. Motion carried unanimously.
6. **CORRESPONDENCE:** Reviewed and no additional questions.
7. **EXECUTIVE SESSION:** The board went into executive session at 7:47 to discuss delinquent accounts.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:07 p.m.