

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

April 1, 2015 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Jeremy Parnacher, Bibek Remgi, and Phil Storch– Board of Directors
Lindsay Berry (Unit 604), David Wilson & Kaine Baptist (Unit 602), Alex Easton (Unit 805) – Unit Owners
Ricardo Lases – Weststar Management, Community Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 7:05 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
2. **APPROVAL OF MARCH 4, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Phil made a motion to approve the March 4, 2015 board meeting minutes; Megan seconded. Motion carried unanimously.
3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending February 28, 2015. Upon motion duly made and seconded, the February financials were approved. Motion carried unanimously.
4. **UNFINISHED BUSINESS:**
 - a. **Roof Replacement, Window Repairs, & Anchors Installation Update:** No update was available.
 - b. **Additional Items from the Board:** No additional items were brought forward
5. **NEW BUSINESS:**
 - a. **Surveillance System Proposal:** The board reviewed the proposal presented by Arapahoe County Security to replace the DVR that operates the surveillance system. Bibek made a motion to approve the proposal as presented by Arapahoe County Security for the replacement of the DVR as submitted; Jeremy seconded. Motion carried unanimously.
 - b. **Chiller Replacement:** The proposal from Evans Redmond to replace the small chiller was reviewed by the board. Additional information was to be requested to be provided by the contractor. The Board will take electronic action upon additional information is received.
 - c. **Power Washing Proposal:** The board reviewed the proposals submitted by PST (Property Solutions Team) and Lighting Mobile to power wash and re-stripe the parking deck and garage. Upon motion duly made and seconded, the proposal presented by PST was approved to only perform the power washing and sweeping. Motion carried unanimously.
 - d. **2015 Pool Maintenance Proposal:** The proposal from Elite Maintenance to perform the 2015 pool maintenance was reviewed. Phil made a motion to move forward with the proposal as presented; Megan seconded. Motion carried unanimously. The board requested to obtain a proposal for the repairs of the pool heater.
 - e. **Amendment to Declaration:** Two proposals were reviewed from Vial Fotheringham and HidmanSanchez to draft an amendment of the Governing Documents. Additional bids were requested.
 - f. **Rental Units Report:** A rental ratio report was given. As of March 31, 2015 the total number of rental units is 22 out of 58 units.
 - g. **Additional Items from the Board:** The board had a conversation about how to get into planning for the long-term maintenance and replacement of capital assets, for example, roof, pool, pool heat pumps, HVAC, parking structures, elevator, etc.
6. **CORRESPONDENCE:** Reviewed and no additional questions.
7. **EXECUTIVE SESSION:** The board went into executive session at 7:49 to discuss delinquent accounts.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:17 p.m.