

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

May 6, 2015 Board of Directors Meeting Minutes

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

Lindsay Berry (Unit 604), Ben Kaufman (Unit 901), Kaine Baptist (Unit 602), Larry Nunez (Unit 1201) 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 7:06 p.m. at 789 Clarkson St. Denver CO, 80218. A quorum was established.

1. **HOMEOWNER FORUM & HEARINGS:** Ben as well as Tim reported continuing problems with the exhaust vents in their bathrooms.

Larry requested a report of the rental cap amendment, a brief report was given.

2. **APPROVAL OF APRIL 1, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Megan made a motion to approve the April 1, 2015 board meeting minutes; Tim seconded. Motion carried unanimously.

3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending March 31, 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:** Tim reported that after reviewing the drawings it will be best to hire an engineer to create the scope of work. It was suggested to look for the original structural drawings from the architect that worked on the building when the transition took place in 2000 from apartments to condominiums.
- b. **Chiller Replacement:** The proposal from Evans Redmond to replace the small chiller was reviewed by the board. Jeremy made a motion to approve the proposal as submitted to replace the smaller chiller; Bibek seconded. Motion carried unanimously.
- c. **Additional Items from the Board:** No additional items were brought forward

5. **NEW BUSINESS:**

- a. **Replacement of Existing Exhaust Fan – Garage:** The proposal for the replacement of the exhaust fan located in the garage was reviewed. The board requested additional bids and more details to be included from Evans Redmond.
- b. **Access Control – Pedestrian Door from Garage to Basement:** The board reviewed a proposal for the installation of a keyless access system from the pedestrian garage door into the basement. The cylinder replacement has fixed the issues with the door. The board decided to not move forward with the installation of the keypad access system.
- c. **Towing Cards:** The board requested towing cards to be obtained from Wyatt Towing for owners and residents to be able to towed illegally parked vehicles.
- d. **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 7:54 to discuss two delinquent accounts.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:21 p.m.