

VERSAILLES CONDOMINIUM ASSOCIATION, INC.

November 4, 2015 Board of Directors Meeting Minutes

PRESENT: Megan Meermans, Jeremy Parnacher, Tim Hughey, Katie Kaszynski, and Bibek Regmi – Board of Directors
David Wilson (Unit 602), Sheeley Don (Unit 302) – 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:** Management reported that the problem with the bed bug infestation was taking care of by the unit owner. The association as a preventative measurement, treated three hallways and the laundry room.

It was also reported that the Treadmill and Elliptical machines are not working properly.

2. **APPROVAL OF OCTOBER 7, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Tim made a motion to approve the October 7, 2015 board meeting minutes; Megan seconded. Motion carried unanimously.

3. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending September 30, 2015. Upon motion duly made and seconded, the September financials were approved. Motion carried unanimously.

4. UNFINISHED BUSINESS:

- a. **Draft of 2016 Budget:** The revised draft of the 2016 budget was reviewed by the board. Upon motion duly made and seconded, the 2016 Budget was approved without increase. Motion carried unanimously.
- b. **Proposal for the Replacement of Defective Pump Starter:** The board reviewed the proposal presented by Evans Redmond for the replacement of the pump starter. Upon motion duly made and seconded, the replacement of the defective pump starter was approved as submitted. Motion carried unanimously.
- c. **Proposal for the Installation of Ventilation System for Boilers:** The board reviewed the proposal presented by Evans Redmond for the installation of the ventilation system for the boilers. The board requested that the contractor break down the proposal by material and labor. The board also requested additional bids. Due to the timing of this repair, the board requested that Evans Redmond proceed with temporary repairs to provide the heat during the winter season, however this topic will be revised again at a later meeting to have this project completed once the heat is off in 2016.
- d. **Additional Items from the Board:** No additional items were brought forward

5. NEW BUSINESS:

- a. **Water Shut off Rule:** The board reviewed the draft of the Water Shut off Rule; the board will make additional adjustments and will vote at a later meeting.
- b. **Additional Items from the Board:** Jeremy resigned from the board as of the November 4, 2015 meeting; the board thanked Jeremy for all his hard work and dedication during his term. Tim appointed David Wilson to fulfil the open term until the next annual meeting; Bibek seconded. Motion carried unanimously.

6. **CORRESPONDENCE:** Reviewed and no additional questions.

7. **EXECUTIVE SESSION:** The board went into executive session at 7:31 to discuss delinquent accounts.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 7:33 p.m.