

Board Meeting Minutes 7-26-06

Meeting Location: Office of Mericana Corporation, Prospect Plaza Unit 2-2c

Attended by: Cameron Bingham, Judy Thompson, Ray Bailis, Bob Gleason

Meeting called to order by Judy Thompson 4:05PM

Prior to the board meeting a walk through of all basement storage units took place. All items are on the attached maintenance list.

1. First order of business was the elevator. Judy presented current situation and discussion detailed various options. The elevator motor is going to be replaced, and Ray is looking into assisting Colorado Lifts with removing and installing the new motor. The elevator should be operational by mid Sept.
2. Stephanie Fanos present for discussion of easement issues. Stephanie discussed the history. Chip and Paul completed the work without the boards consent, and were never paid. Chip and Paul then revoked the easement. The main issue is regarding 10 parking spaces on the North side of the building which were originally designated as common elements. At this time it would appear that the easement for these parking spaces has been revoked. The board agreed to hire Steve Johnson to research the situation and report back to the board. Steve Johnson is a local attorney, and was approved for 4 hours of work. Stephanie also provided information on changes to Colorado Law regarding HOA guidelines. A list of Policies and Procedures will be provided to the board by Stephanie and then formally approved and adopted by the board. The board also discussed putting together a website, and posting all pertinent information for the owners. Stephanie to provide a list of website providers.
3. Judy confirmed that notice had been sent out regarding board meeting. We also discussed scheduling and sending out notice for annual home owners meeting. Date tentatively planned for August 17th.
4. In an attempt to improve communication designing a procedure for owner participation was discussed.
5. Building maintenance: priorities include the south elevation exterior stucco damage and the north elevation exposed drywall. Budget pending the work can be begin. The plan for the North side is to install metal corrugated siding, and for the south patch and repair stucco starting with the worst part located above Judy's deck. General maintenance would commence immediately, with one of Mericana's employee's working a couple of hours after work. Light bulbs being one of the bigger priorities. The board discussed adapted new maintenance policies.
6. Final considerations: Regarding the new state laws, the HOA doc's must comply. An amendment will be required to adopt the new laws.
7. All agreed meeting adjourned at 5:35.