

Prospect Plaza HOA Board of Directors Meeting

Date: Tuesday, December 20, 2005

Attended by: Dan Savage, Cameron Bingham, Bob Gleason, and Rhea Pinger

Meeting called to order at 4:00 p.m.

***Newly elected board members**

- The newly elected board members fill the following positions:
 - o President: Dan Savage
 - o Vice President: Bob Gleason
 - o Secretary: Rhea Pinger
 - o Treasurer: Cameron Bingham

***Dogs**

- Uncontrolled dogs continue to be a problem around Prospect Plaza. Residents of Prospect Plaza and The Boulders own these dogs.
- Motion made by Cameron Bingham to send a letter to our residents and The Boulders HOA requesting that from this point forward, please control and clean-up after their dogs. A copy of the letter will be sent to the Mountain Village Police Department. Dan Savage seconded the motion. All board members vote yes and the motion is passed.

***New business introduced by list of complaints/concerns received from Jeffery Fasolo**

- Elevator Shaft
 - o Motion made by Dan Savage to install an exhaust vent from boiler room into elevator shaft. Cameron Bingham will provide a Carbon Monoxide detector. Dan Savage will talk to Nate of Pallante Plumbing & Heating about this. Bob Gleason seconded the motion. All board members vote yes and the motion is passed.
- East Side of Building
 - o It is cleaner than it was. Small steps have been taken since the last meeting at which this was discussed.
 - o Letter needs to be sent to Telluride Roofing regarding their materials, etc., which have been left outside for quite some time.
- Idling
 - o Residents need to contact the police regarding this issue.
- North Side of Building
 - o Motion made by Cameron to send a warning letter out to all owners via certified mail. The letter will inform everyone that all equipment and storage containers will be towed if not moved off the property ten days after the date of the letter. Dan Savage seconded this motion. All board members vote yes and the motion is passed.
 - o Long-term parking is not allowed in either of our two parking areas.
- Back Fence
 - o This is not a Prospect Plaza issue.
- Missing Tree
 - o Cameron Bingham will contact Paul Sherry to let him know that the tree needs to be replaced in the spring.

- West Side Road Parking
 - o Parking in this area is absolutely not allowed. This issue will be addressed in the letter that is sent to all owners.
- Tapestry
 - o Chip Wilson has left a tapestry sitting in the hallway that needs to be moved. A letter will be sent directing him to move it ASAP.
- A letter needs to be sent to Jeffery explaining our response to the issues on his list.

***Parking**

- We need to be notified of any vehicle that isn't going to be moved within ten days (i.e. vacation); otherwise vehicles will be towed. Long-term parking is not allowed in either of our two parking areas.

***Walk-Through of Garage / Storage Units**

- This will take place during our next board meeting at 1:00 on Tuesday, January 24, 2006.

***Pay Phone**

- Qwest needs to be called in order to have them remove this phone.

***Trash receptacles on West Side of building / first floor**

- Motion made by Dan Savage to purchase these bear-proof trash receptacles through Waste Management or Town of Mountain Village. Bob Gleason seconded the motion. All board members vote yes and the motion is passed.
- Night & Day will need to be contacted and asked to dump the trash from these.

***Different lights on South side of building**

- Some residents of The Boulders have commented that the lights are too bright.
- We will look into pricing and take care of this if it is affordable.

***Drainage**

- Letter needs to be written to Night & Day requesting that they clean the drain outside of the garage.
- Letter needs to be written to The Boulders HOA to discuss drainage issues with their property. Request a time to meet with them to discuss.

***Damage done to North Wall**

- Motion made by Dan Savage to repair this damage. Cameron Bingham seconded this motion. All board members vote yes and the motion is passed.

***Air Conditioner Requested by Judy Thompson**

- Motion made by Bob Gleason to send her a letter approving her request to install an air conditioner. Cameron Bingham seconded this motion. All board members vote yes and the motion is passed.

***Window Washing**

- A quote will be obtained from Mark's Window Washing.

Meeting adjourned at 5:00 p.m.