Minutes of Annual Meeting

August 28, 2013

Call to Order – 6:04pm

Roll Call – Sign in sheets accepted as roll call. A quorum was present.

Approval of Minutes from last year. Yes, but Janet Lonergan, thought there should be more said about Mr. Quinn’s references, or detail listed about the properties that the association owns.

Homeowner Communications: -

* 932-4 and 992-4 both have problem with Roaches. Suggestion to employ diatomaceous earth (non toxic to pets, can get at any hardware store) as a remedy, and the Association sending a letter to the building tenants and Landlords about the problem. Also the possibility spraying all of the exterior common areas in bottom floor crawl spaces for all buildings.
* 909-13 – Tina Long – Stray cat problem. She has the name and number of a fellow tenant who will be willing pay for the spay or neuter of pets if a fellow tenant can’t afford it.
* Also brought up was the dog poop problem, and tenant’s not picking up after their dogs. Suggestions include taking the person’s picture, following them to their unit to get the address to turn them in. Rance, added that per the Dec’s and Bylaws, it’s the associations responsibility to maintain the grounds in a clean and pleasant manner, making poo removal the associations problem. Can the association impose fines? Article 6 of Bylaws – a,b,c,d – dog poop. City Code details? Specific Code?Hiring a pooper scooper company will be looked into by the association.
* 920 Dawson units 4 & 5 - Water pooling on the sidewalk, not running off, making it very hazardous in the winter months when Ice collects there. – Association will look into it.
* 980 – 8 – Drop off of sidewalk from foundation, the gap is getting to great to navigate easily for the tenant. – Association will look into it.
* Snow removal people not shoveling snow into the parking lot at or around Handicapped spots, makes getting to cars difficult. Also cleaning around the BACK of the dumpsters, putting a panel in get in back or once a week someone following the dump truck around so when they move the dumpster someone can clean out the backs.
* Ask the PAR officer about the seizure of units, how can they, what would constitute a seizure, and can this be used to get rid of undesirable tenants.
* 962-18 Barry Case – Needs suggestions on how to secure his third story patio. Caught someone jumping from the stairs into his balcony. Can he put up a gate like covering over the railing, one that opens or is retractable?
* 912-18 Todd Schreoder – cell 303-204-7207. Water cut off from his tenant by another tenant. Per Mitch this is unique to building 912. Association recommends informing all tenants not to turn off their water until they notify the main office, since it could affect another unit. Also suggested that all tenants be informed about whose water they control.

Financial review –

* Questions arose around the price we are paying for Insurance. Marlise and Char think that we are way overpaying for our insurance. What’s the deductible for building, what does the coverage provide.
* Question of the association properties was raised again by the Janet Lonergan with regards to the rental income. She felt this was a positive for the HOA.

Election-

Mr. Quinlan stated in his nomination speech that the association will be raising the dues to $210 per unit, which everyone disputed.

Election of Officers - Janet Tway, Bob Miller, Patrick Quinlan, Marlise, and Char all nominated and seconded to run for open Board postitions. Janet – with 67 votes, and Bob with 65 votes were re-elected. Marleese got 55 votes, Charlene got 53 votes, Mr. Quinlan got 1 vote, and Mary Jane Anderson got a write in of 1 vote.

Mr. Quinlan objected to the results – It was approved that the results would stand, and that Mitch and Mr. Quinlan would sit down in the next two weeks and go over his concerns with the proxies used in the election.

THE ASSOCIATIONS 15 VOTES WERE NOT USED IN THE VOTING PROCESS IN THIS ELECTION.

Meeting Adjourned at approx – 9:15 p.m.