

***Cheesman Square  
Meeting Minutes  
April 11, 2005***

**Roll Call:** Jim Holman, Doug Weyers, Charlie Riley and Keely Brown.

**Guests Present:** John Sturman

**Management:** Steve Smalley and Carol Bowers from Colorado Management & Realty, Inc

**Meeting Minutes:**

Charlie motions to accept the October Annual meeting minutes with the corrections to present to the membership, Keely seconds, all in favor.

**Financials:**

The income taxes for the property are signed and mailed away.

The association has no delinquencies. All homeowners are paid in full.

We are current on insurance premiums.

We reviewed the budget comparison and we are on track for the year.

**Unfinished Business:**

The pool needs to be opened for Memorial Day weekend. Carol will contact Carousel pools.

The fence will be stained and water proofed by Keleko, Inc the 1<sup>st</sup> week of May.

Window washing will be done on April 21, 2005. Notice needs to be mailed to all homeowners.

Ants are under control

The roofs are in good shape and unit L had the skylight leak repaired.

Charlie will plant the planters and Keely will help.

Jim will clean out the debris in the pool.

The Association will go with Dan at Five Star Garden Service for the property this year. Charlie will contact Dan.

Arbor Pro Tree gave a bid to trim the Crab, maple and the 5 large maples. The trimming does not need to be done until 2006. We will do (in 2005) the deep feeding, pest control on the trees.

The pool surface is chipped and will be addressed next year.

Jerry McMannis needs to get us a bid on the cement repair by the door edges and the stairs leading up to the court yard.

**Announcements:** The remainder of the 2005 meeting schedule is as follows: July 11, 2005 and October 10, 2005 for the annual meeting. All meetings start at 7:00 p.m. the place to be determined at each meeting. The July meeting will be held in unit K.

**Adjournment:** The meeting was adjourned at 7:30 p.m.

DRAFT

*Cheesman Square  
Meeting Minutes  
July 11, 2005*

**Roll Call:** Doug Weyers, and Charlie Riley.

**Management:** Steve Smalley and Carol Bowers from Colorado Management

**Meeting Minutes:** Charlie motions to accept the April meeting minutes Doug seconds, all in favor.

**Financials:** Delinquencies were discussed.

CMR gave a draft budget for 2006 to Doug for review. We need to think of an increase in dues to continue to maintain the property or ask the Association if they want to do special assessments.

We are current on insurance premiums and Doug notes the premiums have come down.

We reviewed the budget comparison and we are on track for the year even with the pest control.

Steve notes we need to run the comparison from Jan 1 thru Dec 31<sup>st</sup> and this will give us an accurate track of where we are.

Doug has requested authorization to shred/destroy past financials. Steve with Colorado Management & Realty, Inc notes that the following time frame needs to be adhered to:

- ❖ Association's financials and taxes need to be held for 7 years so anything from January 1, 1998 and prior can be destroyed.
- ❖ Accepted bids and warranties needs to be kept 3 years.
- ❖ Minutes must be kept they can not be destroyed.

Charlie makes a motion for the Association records as stated above can be shredded. Doug seconds, all in favor.

**Unfinished Business:** We need to check the roof status with the Bradways.

Pool fence is done.

Pest control for terminates at the property have been treated.

Jerry McMannis needs to get us a bid on the cement repair by the door edges and the stairs leading up to the court yard.

**New Business:** SB100 is a new senate bill that affects the Associations. CMR will get the Boards information regarding this new bill.

The Aspen tree will need to be removed due to the disease and several others.

The large trees will need to be trimmed next year

**Announcements:** The annual meeting will be held in October. Doug is interested in continuing on the Board and we need to replace Jim. Dough and Charlie felt Keely would continue to serve. All meetings start at 7:00 p.m. the place to be determined at each meeting. The July meeting will be held in unit K.

**Adjournment:** The meeting was adjourned at 7:45 p.m.

The pool surface is chipped and will be addressed next year.

Jerry McMannis needs to get us a bid on the cement repair by the door edges and the stairs leading up to the court yard.

**Announcements:** The remainder of the 2005 meeting schedule is as follows: July 11, 2005 and October 10, 2005 for the annual meeting. All meetings start at 7:00 p.m. the place to be determined at each meeting. The July meeting will be held in unit K.

**Adjournment:** The meeting was adjourned at 7:30 p.m.

DRAFT

***Cheesman Park  
Annual Membership Meeting  
October 10, 2005  
DRAFT Minutes***

**Roll Call:** Doug Weyers, Charlie Riley, Deborah Fallen, Keely Brown, Cynthia Sawyer.  
**By Proxy:** William Danley, Barbara Greene, Andre Palai.  
**Not present or by proxy:** Ren Goltra, Doug Slominski, "Sam" Bradway.

**Management:** Steve Smalley with Colorado Management & Realty Inc.

A quorum was verified and the meeting was continued. Charlie called the meeting to order at 7:05 a.m.

**Meeting Minutes:** Charlie motions to accept the 2004 Annual Meeting minutes with corrections. Doug seconds, motion passed.

**Presidents Report:** The president's report for the year was read.

**2005 Financials:** Doug reviewed the 2005 financials for the property and noted that we were able to pay for part of the exterminator fee for termite treatment (in June, 2005) due to the saving we received on insurance premiums this year.

**Budget:** Doug went over the budget line item by line item and notes that with the submitted budget there will be a dues increase which would bring the monthly fees amount to \$350.00 per month, effective January 1, 2006.

Doug motions to approve the budget, Deborah seconds, there was discussion, Bill Danley proxy abstains, motion passed.

**2006 Special Assessment:** Doug presented the membership with the reason a special assessment is needed for the roofs at the property.

Doug makes a motion for a Special Assessment of \$1,000.00 per unit, due January 1, 2006, for the roofs at the property. Deborah seconds, Bill Danley proxy abstains, and with no more discussion the motion is approved.

**Election of Directors:**

1. Doug notes he will continue on with the Board
2. Keely also notes she will continue with the Board
3. Bill Danley has volunteered to be on the Board.

With no other nominations the floor is closed. Charlie makes a motion to appoint the above volunteers, Doug seconds, motion passed.

**Announcements:** All homeowners are invited to attend the following scheduled 2006 Board Meetings:

- Monday, January 9, 2006, 7:00 p.m. – Unit J (Cynthia Sawyer)
- Monday, April 10, 2006, 7:00 p.m. – Unit K (Keely Brown)
- Monday, July 10, 2006, 7:00 p.m. - TBD
- Monday, October 9, 2006, 7:00 p.m., for the annual meeting – TBD

**Adjournment:** Keely makes a motion to adjourn, Charlie seconds, motion passed.