Grant Mansions
Board Meeting Minutes
September 22, 2008

Meeting called to order at 7:40pm

Roll Call:
Board Members: Meghan Dougherty, Samantha Denby
Proxy: Jurgen deLemos appointing Megan

Colorado Management: Kathy Andersen, Community Manager

Minutes: The minutes from February 2008 & July 2008 were presented for review and approval. Megan motions to approve minutes as presents Samantha 2nds minutes approved

Financials:

Cash-Main Acct.,	$10,199.44
Savings Account/Reserve	$10,069.85
Long Term Reserves	$ 9,864.02
Total Assets	$ 30,133.31

A budget comparison thru September 2008 was presented to the board for review and areas that were higher than budgeted were discussed and explanation was given as to why they were high. For example the yard care was higher than budget but that is because the tree trimming was completed which made that figure higher. Also included in the area of yard care are sprinkler repairs which in 2009 will be a separate line item. Snow removal was of course higher than predicted but the Colorado winters have had more snow and this is something that probably needs to be raised for 2009.
The proposed budget for 2009 was then presented to the board and Kathy explained that info has been provided to the management company that in the area of Xcel they are predicting a 35% increase, 25% for water & 10% for yard care, trash removal has also being going up but no percentage has been provided. In the presented budget Kathy has taken into consideration all of these percentages. Grant Mansion has been running on a pretty even operating expense for the past year and the association has met its goal to add $4,179.00 to the long term reserve for capital expenses. The propose budget was reviewed and with no further question Samantha motions to accept the budget as presented, Megan 2nds, the 2009 budget is approved.

Unfinished Business:

The current action log was included in the meeting packets and bids for tuck pointing and gutter cleaning were presented.
Tuck pointing - The tuck pointing bid was secured for the purpose of getting a rough idea of what the tuck pointing would cost. The provided bid is very reasonable but Kathy suggest that if this is something the board wants to move forward on and possibly get some of the work done this year she should probably

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get at least two more competitive bids. The board agreed that would like to see a couple more bids with the pricing broken out into phases over a 3 to 4 year period. The board is particular concerned about the north side of the carriage house that looks like there is some moisture most of the time.
Gutters - The proposal for gutter work was approved and Megan motions to go ahead and get the work scheduled, Samantha 2nds, Kathy will get the work scheduled to be completed by no later than October.

Email requests for information were provided by Jurgen and Arnold which included the following and the actions the board would like to see taken or what the board approved.

Salazar Unit & the freezing pipes – the board wants to determine if the pipes are HOA or personal but wants to make sure it gets repaired. Kathy will contact Broomhall Brothers Plumbing and heating and put them in touch with Arnold in order to evaluate the situation and give suggests for how to eliminate the problem.
Central Air Conditioning - an improvement request form (located at www.cmrdenver.com) needs to be presented to the board for approval.
Windows – Grant Mansion is in a historical district but the building has not been designated historical so the windows do not have to fall within in the historical guidelines. Again an improvement request form has to be submitted (including pictures if possible).

Any improvements should be submitted to the board for approval.

Recycling – Grant Mansion is part of the recycling program but someone has to get the bids to the street on recycling day which is XXXXXXXXXX. Questions arose as to should a schedule be put together as to who takes the bins out when, are bins being shared, and it is believed that there are enough bins for everyone and should bins be labeled by unit to insure that the unit responsible for the bin gets it to the street on recycling day.
Parking - Parking is becoming a problem and people are parking in the reserved spots when they don't belong to them. There are parking rules and the spots are numbered and deeded for the private use of the owner, their tenants & guests. Visitor spaces are on a 1st come 1st serve basis and most be moved within 48 hours. It was decided that a list of unit numbers and car plates is needed and that it is up to the owner of that spot to have someone towed if someone is unlawfully parked in their spot. Samantha also brought up a concern about people who park on the street and overhang the driveway and Kathy stated that she has been told that if the police are called for this situation that they will have the car towed. Board would like to ask Nate if he could volunteer to monitor this situation. Kathy will included the parking rules as well as a note to register your vehicle in along with the annual meeting notice.

Next Meeting: Next meeting is December 3, 2008 which is the Annual meeting with the time & location are to be determined.

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Adjournment: Meghan motions to adjourn, Samantha 2nds, all in favor meeting adjourned at 8:30pm

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