

Grant Mansion Homeowners Association Meeting

May 29, 2001

Attendance: Meghan Dougherty, Samantha Denby, Kimberly Nelson, Ramesh Raghun

7:00 p.m., Meghan's patio

Housekeeping

1. Kimberly Nelson was voted in as Secretary, with Samantha agreeing to act as a backup when needed
2. Overall discussion on how well the management company is doing. The group decided to discuss again in a month and take note of how well the company returns calls and follows through on tasks
3. Kim asked if all could have a phone list. Meghan said she'd supply to all homeowners.
4. Meghan will be responsible for notifying homeowners of HOA meetings, 3 days in advance of the meeting.

New Business

1. Kim said the roof above her unit is leaking again. Kim will contact a roofing company to fix it. Once fixed, she will have a company fix the water damage.
2. Kim, Samantha, and Allen have all made requests to install air conditioning. The board approved Samantha's and Allen's, with initial approval of Kim's pending her discussions with a company. She will contact Ramesh and Meghan once she has details of what it will look like. Samantha's unit will be placed on the ground to the right of the alley door. Allen's will be placed out the 3rd story bedroom window, and Kim's would be placed on the roof, in the center, invisible from all but the Northwest side of the building (Gotham City Apartments).
3. There was discussion about some noise issues with Samantha being able to hear a large amount of activity and television in Meghan's unit. The board agreed noise problems were to be addressed between units and HOA would not be responsible for adding insulation, etc. Meghan said she would try to keep the noise down, and Samantha said she would research bids to add insulation.

Old Business

1. Parking—The management company was supposed to research what units own which parking spaces and place "reserved" signs on all reserved spaces. The company would then send a letter to homeowners letting them know all are supposed to park in assigned spaces, with all additional cars to use the few guest spaces available. If homeowners wanted to make additional agreements for parking amongst themselves, that's fine. An example was that Adrian's truck doesn't always fit into her assigned space, and she often uses the end guest space.

All agreed that as long as there is an agreement among the homeowners, there should be no problems.

2. Van Essen's roof payment—There was no response from the management company about Cal Van Essen's payment for the roof. (Since the meeting, we were notified that he has paid the agreed upon amount.)
3. Bank signature's—Ramesh will make sure both Kim and Meghan are added to the approved signature list at the bank.
4. Unit #2 Plumbing issues and HOA fee back payment—The board discussed the agreement between Ramesh and the Paulice's to pay their past due HOA fees with the reimbursements from the unit's plumbing problems. This was a short-term solution agreement, with the understanding that future HOA reimbursements will go through the traditional channels of submitting them to the HOA, then getting reimbursed. Money spent on HOA related plumbing or other issues will not be used to pay back fees in the future. The management company was going to send a letter to the Paulice's reiterating the above agreement.
5. The HOA was going to check on the buzzer of 1140 Grant St. to make sure it was working properly.
6. Ramesh's unit continues to have moisture issues. The management company was going to get bids and make recommendations on fixing the problem.
7. The financial review of our accounts was in process.
8. Gutters—Meghan has not acquired additional bids on repairing the leaking gutter in front of her door.
9. Sprinklers—The valve is in Ramesh's unit, and it was being turned on the day of the meeting.
10. Allen had called in a few issues to be discussed at the meeting
 - Tree trimming—Allen wondered why the large maple was not trimmed. Meghan's received one bid that said it should be removed because it is dead and one bid to trim it. Since then, a separate trees service said the tree is in the process of dying and it may not be worth the money to have it trimmed. He suggested holding out as long as possible before having to remove it. Meghan will get one more recommendation from a tree service to be discussed at the next meeting.
 - Allen is concerned that the grass in the front yard is dying. The board discussed placing stones as a walkway around the building, but decided to table any decisions until major issues, such as roofing and plumbing were completely fixed. The board also agreed to have the yard maintenance

people spread seed in the bare areas since, there may be a possibility that they injured the lawn with the lawn mower last year.

11. Jurgen had issues he wanted discussed at the meeting.

- Jurgen feels the entryway is in extremely poor condition and should be painted.
- Jurgen said bulbs in the entryway need to be fixed. The board agreed to replace bulbs with lower watt bulbs.
- Jurgen felt the mailboxes were shoddy and cheap looking and would like them replaced

To all above issues, the board decided to table them for discussion next month, until all major issues were taken care of first.

12. The board decided any homeowner concerns tabled at a meeting would be held for discussion at the following meeting.

13. The public service meter—the board decided that any issue pertaining to the public service meter and pole should be addressed by Public Service and is not an issue of the HOA.

14. Samantha also mentioned a desire to have more wood chips spread along the edges, as there are many bare spots. Once roof issues are fixed, the board will contact the yard maintenance company about doing that once a year.

Meeting adjourned 9:00 p.m.

GRANT MANSION CONDOMINIUMS
HOA Meeting 10/15/01

Meeting called to order at 7PM with Megan, Maggie, Allen, Samantha, Steve, Carol and Ramesh Present

Old Business

1. Parking- there remains some confusion as to who owns which parking spaces, so all tenants to have deeds to HOA by 10/19/01. Allen motioned to require all tenants to park I reserved spot. His motion was passed. Other cars can be towed if parked in an owners spot. Visitors spots to be left for visitors in a first come first serve basis.
2. Parking lot appropriately marked with number and reserved vs. visitor.
3. Gotham city fence was fixed and screwed together by management company maintenance.
4. Asphalt "French drain" two bids ascertained by HOA. \$600.00 not including the back corner and \$945.00. The HOA to get adjustment in price to include back corner and will go with lowest bid prior to next meeting.
5. Sidewalk around side of building quoted at \$2000.00. This issue tabled.
6. Maintenance from HOA to clean glass from Gotham city's windows. ASAP.
7. HOA to work on bids for snow removal.

New Business

1. Annual meeting. Date picked December 3 at 6:15 PM. Meeting first then followed by potluck. Meeting to include president's report and election of new director. Will also go over reserve study and financials.
2. Insurance- some question of insurance premium increase. Carol and Steve will investigate. If premium has in fact gone up will shop around for new insurance company.
3. Tree- two bids on tree trimming. \$600.00 to trim and \$900 to cut down. Some question as to whether tree is alive or not. HOA to get bid from AAA trees.
4. Intercom- One bid obtained \$1,000.00 to repair intercom. HOA to obtain additional bid and will report to directors prior to next meeting.
5. Drywall- Samantha to obtain bids for drywall repair. Kim repaired own drywall will bring receipts for reimbursement.
6. Gutter over south roof middle of building. HOA to get bids for repair of this and Megan's gutter.
7. Lynn Jordan (303)2981122 and Berman-Benson Bill to be reviewed with Ramesh and HOA.
8. HOA to reimburse Ramesh and Paulis for water bill.

TO DO list.

1. Asphalt/sidewalk bids. By Friday Sept. 7. **DONE**

2. Parking lot reserved signs **DONE**
3. Phone number for Dry wall repair to Kim **DONE**
4. Phone number for sound proofing to Samantha **DONE**
5. Samantha and Kim should be added to the list for financial reviews. **DONE**
6. Check balance in Samantha's account ?
7. Contract for Snow Removal **PENDING**
8. Discuss grounds keeping and weeds with grounds keeping company.?
9. Gotham City- Discuss fence repair and noise **DONE**
10. Gutter repair company number to Megan. **DONE**
11. Intercom/ buzzer repair. **PENDING**
12. Locksmith to check both alley and front locks. **DONE**
13. Discuss schedule and cleaning with Star cleaning. ?
14. Water bill
15. Gutter bids for south roof.
16. Lawyer bills outstanding

Next meeting is the annual meeting Dec. 3 at 6:15. Pot luck.

Also remember to contact HOA with problems. NOT Ramesh. That is why we pay them.

**Grant Mansion
December 28, 2002
Annual Meeting**

Roll Call: Alan, peter, Ramesh, Carol and Steve with Colorado Management

No quorum was present the annual meeting was adjourned.

Ramesh called the budget meeting to order at 7:15 p.m.

The budget was passed out:

Alan notes we need to change and add the following categories:

Electrical utilities \$700.00

Accounting/Legal \$500.00

Cleaning should be increased to \$2000.00

Alan makes a motion to approve the budget with the above additions, Ramesh seconds, all in favor.

The present homeowners at the meeting agreed to form a committee for the purpose of upgrading the property. The committee will do a letter to homeowners with items that will be looked into and ask the membership for any suggestions.