Rosemary Street Square Townhomes
Board Meeting
September 29, 2008

Meeting was called to order at 12:10am

Roll Call:
Board of Directors: Lynn Janeway, Terry Butler
Conference Call: Betsy Mc Call
Colorado Management & Realty, Inc – Kathy Andersen

Meeting Minutes: The meeting minutes for August 29, 2008 were presented for review and approval**.** Lynn motions to approve the minutes as presented & Betsy 2nds**,** so approved.

Financials:

Cash-Main Acct.	$653.65

This balance doesn't reflect Terry's payment that was given to Lynn or the one given to Kathy today therefore at the close of business 9/29/08 the balance will be $2,653.65.

Unfinished Business:
Fencing - Bids for fencing were received from Ernest Nelson & T & T Remodeling. The board agreed to move forward with Terry's company but Terry needs to supply insurance certificate & workman's comp info to the management company by Tuesday. Also bid needs to be revised to show how much it will cost to replace the portion of the fence that was knocked down in the accident. Terry said he thought it would take 14 days to complete the fence project.
Landscaping - Kathy presented a landscape plan that would entail just killing off the weeds, installing the weed barrier, with new mulch to a 3" depth. This way no more expense would have to go into bringing up the sprinkler system until spring. The sprinkler system will be shut down and winterized by the end of October. This plan will give some curb appeal for now and then flowers, ornamental grasses and or bushes could be planted in the spring. Terry expressed that he thought the association should just move forward and get it down because now is a good time to plant. There was no further discussion.
Roof – Caleb's Roofing provided an evaluation for the gutter and roof and the association decided that this could be tabled until a future date.

Approved

Painting - Proposals for painting were received from Smart Painting, Homestead & Gardner Painting. The proposals range in price from $3,384.00 to 5,580.00. Two of the proposals also included that carpentry work was an additional option. Terry states that his company was not given the opportunity to bid which Kathy stated that the request to bid was send to the same e-mail as she sent the request for the fence quote. It was determined that Terry will provide a bid and on Wednesday of this week the board would revisit the bids and make a decision at that time, and also the insurance info needs to be provided to the management company.

Dumpster - A message was left for Kathy stating that the dumpster could not be moved but Kathy is going to pursue this further.

Phase and Terry has volunteered to be responsible for the snow removal in the parking lot as well as the sidewalks.

Pest Control - Terry volunteered to seal off the area where the birds and squirrels are getting into the attic area.

Water Shut Off/Sprinkler System - At the bottom of the stairs there is a storage area and that is where the sprinkler system is. Terry's unit is where the water shut off is for the entire building. Betsy has installed a cut off valve in her unit, all of the other units need to install cut off valves.

It was also decided that when Terry provides his updated info regarding the bids he will also include a time frame for work to begin and be completed.

News Business:

Late Fee's - The declarations need to be checked in regard to late fee percentage and a rule needs to be put in place regarding late payments.

Contact Info – Terry states that it is alright to use his Brother Damian's e-mail as a form of contact. Kathy will use a read receipt to make sure it gets read.

Next Meeting: October 28, 2008, noon, at Lynn's office.

Adjournment: Lynn motioned to adjourn at 1:43pm Betsy 2nds, all in favor.

Approved