Rosemary Street Square Townhomes
Board Meeting
August 29, 2008

Meeting was called to order at 10:00am

Roll Call:
Board of Directors: Lynn Janeway
Conference Call: Betsy Mc Call & Kala Butler (Terry Bulter's wife)

Colorado Management & Realty, Inc – Kathy Andersen

Meeting Minutes: The meeting minutes for July 16, 2008 were presented for review and approval**.** Lynn motions to approve the minutes as presented & Betsy 2nds**,** so approved.

Financials:

Cash-Main Acct.	$1,133.91

This is the balance on the books as of today but there are $900.00 in outstanding payables that have not been paid which results in a balance of $233.91
Delinquent assessment payments were discussed and Betsy over-nighted her payment and Kala will check into why Terry has not mailed his. Kathy provide Kala with the mailing address for Colorado Management.

Lynn submitted a receipt for reimbursement for the secretary of state filing.

Delinquencies -Discussion was entered into regarding the Marcus Brown unit and Terry is looking into purchasing this unit. As of now communication have somewhat fallen apart believe parents of unit owner are ill but Kala will make an effort to contact and determine which directions things will be going. If there ends up being no further negotiations between the Butler's and Marcus Brown, Kala will provide the contact info she has for Brown for collection purposes. It is believed that the bank is moving forward with foreclosure with a sale date of sometime in November. All mail from CMR is being sent to the unit address not sure if it is being forwarded.

Monthly Assessments:
Since there is no real budget to go by discussion was entered into regarding how much the common monthly assessment should be. Kathy stated that Steve Smalley the owner of the company wants to make sure whatever amount is chosen that a certain amount of that money will be earmarked for the reserve. Lynn states she feels that to begin with the common monthly assessment should be a little higher than normal because of the amount of work that is going to need to be completed and that there still may be a need for further special assessments depending on the prices of the projects that are being predicted.

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Lynn is also concerned about the delinquent unit's non-payment holding up the process of the projects. It was also stated that this assessment would be reviewed often over the course of the next six months and may be lowered at such a time as determined by the board. Lynn motions to adopt a common assessment prorated to August 1, 2008 in the amount of $500.00 Betsy 2nds**,** so approved.

Unfinished Business:

Fence- It was determined that based on the declaration that the fencing is the responsibility of the association as it is not a true limited common element as the adjourning walls are shared and the ends would be the associations. The board has determined that they want to move forward to get the fence taken care of replace or repair sections as needed in the same manner as Betsy's unit. Betsy stated that this could be done inexpensively as the fencing comes in 8 ft sheets. It was also determined that they board would like to have a three-way dumpster enclosure and would like to have the dumpster moved towards the back/west side of the property. Kathy will contact the city in regards to the codes for height of fencing and if there is anything in regards to the placement of the dumpster. There is a dumpster in the alley with some shirting on it maybe Rosemary can do the same thing and then there would be no need or a dumpster enclosure.
Terry is available to do the work and Kathy will ask him to provide a bid as well as securing two other bids for the project.

Landscaping -

1. Evaluate the sprinkler system –
   Shut off in unit E
   Controller in the basement unit E.

Betsy interjected that there is a sprinkler system, believed to be a drip system but has no idea what kind of shape it is in.

It was determined that a bare minimum plan is what is needed in regard to landscaping. Something with low water usage and that if the present system is useable will not need a whole lot of changes to the sprinkler system.

Painting - Brick veneer doesn't need to be painted. The siding needs to be checked for repair or replacement. It was determined that the siding needs to be painted due to the graffiti and should remain the Taupe color. The trim which is now kind orange would be cream. The shutters and doors along with the basement railing would be black. The fascia needs to be replaced and that is a cream color. The board is in agreement with the colors and Kathy will get three bids which will include a bid from Terry Butler.

News Business:

Parking -

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It was determined that there are 8 parking spots 1 per unit which include 3 visitor spot. Six spots in front and 2 spots in back. The parking spots are not deeded but are assigned. Lynn stated that she remembers seeing signs that designated the unit to the space but really doesn't remember where they are. Kathy suggest that once more people are there on a permanent basis the parking lot could be striped and labeled and will show this on the action log as a future project.

Snow Removal – Betsy said that last year she hired a guy to did the parking log and it only took 1 hour and that the residents took care of their own sidewalks. The board feels that this is the directions they want to go for this year also. Kala states that this is something Terry can do also. Kathy interjects that if Terry is going to be involved in this much work that for the protection of the association it

Pest Control-

Squirrels and birds are getting into the attic and it is believed to be happening at the gutter line. The entire roof line and the gutter system warrants checking and something done to eliminate the birds and squirrels from getting into the attic.

Unit C103 - City has padlocked the door to Marcus Brown's unit. Contact city to see how we can get access. This unit also needs a cut off valve for the water. Kathy needs to send something to Marcus Brown regarding access to the unit.

Need to know info:

No dividing line in attic so that it is common.

Crawl space is common and is located in entry coat closet.

Behind unit A there is a round hole. - A new Xcel meter is needed.

Rules - At this time CMR has not been provided with any rules for the community, Kathy states that this is something that can be done at a later date.

Proxy vs. Power of Attorney - Questions arose as to how authority could be given to Kala to vote on Terry's be-half.

Next Meeting: The board agreed that is would probably be better to meet once a month until such a time as it would no longer be necessary. Kathy will check availability and provide some times and dates, Kala will also verify Terry's schedule.

Adjournment: Lynn motioned to adjourn at 11:29am, Betsy 2nds all in favor.

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