Rosemary Street Square Townhomes
Board Meeting
April 16, 2009

Meeting was called to order at 12:22pm

Roll Call:
Board of Directors: Lynn Janeway
By Phone: Betsy McCall at approximately 12:22pm
Colorado Management & Realty, Inc – Kathy Andersen

Meeting Minutes: The February 12, 2009 minutes were presented for review and approval. Lynn motions to approve as presented, Betsy 2nds

Financials:
Cash Main Acct. $6,625.62

Lynn interjected that she has a contract on Unit C. When providing payoff info make sure to give a full ledger showing all late fees. Attorney fees are over and above the super lien money. Looks like the bank will owe two month dues at the very least one month.

Old Business:
Damaged Fence - Certified letter came back as refused**.**
Rules – Kathy provided sample rules for the association to think about and will send a copy to Betsy.
Gutter work- Kathy provided the bid for the gutter & roof evaluation. Betsy will provide another bid for this work as well as Kathy so that there are three bids to compare.
Sprinkler Evaluation – Kathy will set up the sprinkler evaluation for the day after the storage unit is to be cleaned out and once the numbers are received will present to the board so it can be determined what direction the association is going to take in regard to landscaping. It was determined that the board would like to meet May 4th to work on landscaping.
Terry's Resignation- Kathy provide a sample resignation letter to be sent to Terry and the board agreed to send also if no response by May 20th it will be considered that Terry has resigned.

New Business:
Need to get the paint color information for the records.

Betsy provided a silhouette drawing that she would like to attach to the gable area of the building at her expense. Presently that area is not siding it is plywood and it is buckled and bowed. Lynn not sure how she feels about this so it was agreed that Betsy would have the work done and attach temporarily and a decision would be made to make permanent after seeing how it looks.

Betsy stated that she was in contact with Brent Richards the Board President for the building to the north and that this board is very unhappy with Marsh Associates and is looking for a new management company and Betsy passed on Kathy's contact information. Brent also said that this association would be taking care of the fence repair between the two properties.

Unit addresses need to be label. Contact Post office to see how they have the addresses on record.

Adjournment: Lynn motions to adjourn Betsy 2nd, meeting adjourned at 12:17pm

Approved