Fairway Gardens Homeowners Association
Board Meeting Minutes
January 14, 2009

Meeting was called to order at 4:16pm

Roll Call: Sigrid Wynn & Joe

Colorado Management: Steve Smalley & Kathy Andersen

Meeting Minutes: The last minutes taken were March 13, 2005 but today quorum is not meant so the presented minutes can not be approved.

Financials:

Cash-Main Acct.	$1,235.85
Total Current Assets	$1,235.85

Steve opens with discussion regarding the dire financial condition of the community. Delinquent dues is playing a huge part in the affairs of the community. At this rate the basic necessary services are all that can be taken care of. Until the community wants to come forward it is impossible for the management company and the board to move forward in a positive manner regarding the conditions of the association.

New Business:

Sigrid, Steve & Kathy walked the property in order to consider the condition of the property. Fencing is a bad issue as well as the parking lot in addition to vacant units being vandalized.

It was determine that the patio fences are the responsibility of the homeowners and that is something that needs to be noted in the community letter. Pieora fencing needs to be addressed as that is the responsibity of the association. Joe has a handyman that does good work or a pretty good price. Joe will contact to request a bid to have just the Pierora fence taking care of as well as any loose boards in order to comply with the city of Denver.

Cable company needs to be contracted to regarding loose wires and possible illegal usage of service.

Late fee's were discussed and it was stated that late fee's are a monetary gain and cannot be waived for board members.

Yard fee's, even thou there is no need for yard care no one is handling the property policing but then there isn't any money to really do much else.

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Grounds Care Services is the snow removal company and is set up at 4" acclumulation.

Safety Responsibility of the Associations – Violatations of the governing documents is the only thing that the association can enforce.

Liz has joined the meeting by conference call and Sigrid makes a motion to appoint Joe to the board to fill the position of Secretary/ Treasurer, Liz 2nds the motion all in favor. Liz then exits the meeting.

Next Meeting: On site annual meeting in August and it was decided that we need to go to quarterly meetings with the next one in April. 6:00 – 6:30pm

Adjournment: Sigrid motions to adjourn Joe 2nds all in favor.

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