

Minutes
HOA Meeting January 7, 2003

Present:

Jamie Harris
Monty Stutzman
Steve Simms
Sean Walsh
Lori Marshall
Allison Velez
Shannon Friel
Jim Herald
Nora Mulholland

Steve Smalley from Colorado Management & Realty Inc.

Meeting started at 6:40 p.m. with Shannon introducing Steve Smalley from **Colorado Management and Realty, Inc.** (our new management company). Colorado Management and Realty is a full scope management company with in-house yard service, snow removal, etc. Please see HOA directory for their address, phone number and contact information. They have 24-hour emergency service for issues that require immediate attention and they will mail an invoice to you each month for your dues. Your checks will still be made out to "Lafayette Condominium Association".

Next on the agenda was any pending flood issues with the lower level units. Those affected will work directly with Steve Smalley so everything will be resolved once and for all before final payments are made

Jamie gave a financial update; we will have approx. \$12,000 in reserve after all flood issues are resolved.

Colorado Management will explore other options for drains and authorization was given to them so they can get an analysis on our drainage systems both from and back. FYI - The sump pump cover has been secured with bolts so you will need a screwdriver to gain access.

The lawn care and maintenance problems were discussed and copies of the contracts were given to Steve Smalley so that they can resolve problems and most likely terminate our current contract.

Any maintenance problems that are the association's responsibility need to be called in to Colorado Management.

Colorado Management will be assessing late charges on delinquent accounts for monthly dues that are not paid on time.

Also discussed were noise issues. Please be considerate of your neighbors during late or early hours. Remember that hard shoes, loud music and noise most likely can be heard in other units.

Last on the agenda was election/re-election of officers.

The following were the slate of Directors presented to the membership and elected unanimously by the members present

Sean – President

Shannon – V.P.

Lori – Treasurer

Monty - Secretary

Jim – At Large Position

Meeting was adjourned at 8:00 p.m.

PS

Kudos for Jamie for all her hard work during her term!!! Thanks.

Respectfully submitted,

Monty Stutzman