

**Lafayette Place  
Board Meeting  
January 23, 2005**

**Roll Call:** Donna Abbey, Lori Marshal, Monty Stutzman, Shannon Friel

**Guests Present** Ceri Krening

**Management:** Carol Bowers, Steve Smalley, Brian Sanders with Colorado Management & Realty

Lori called the meeting to order at 7:07 p.m.

**Homeowner Concerns:** Ceri went through a list of concerns and reason why she has withheld her Association dues. She feels that she has not received the services owed to her by the Association. Her unit is unsafe with the foundation and constant flooding is creating mold and more structural damage. Security is a huge issue and Ceri noted she will pay for gates could be installed on the bottom units at the front for safety reasons for the entire association.

She also noted she never had a response to her requests. Shannon read a response letter from Brian with CMR dated November 17, 2003. The Board felt Brian did respond to her individual requests. The letter is attached.

Ceri would like to negotiate her Association dues. Shannon wants to make it clear that she as a Board Member will not negotiate the back owed dues.

Lori, the Board President, Steve and Brian with CMR went with Ceri to look at the damage in her unit. They noted no visible structural damage or mold.

**New Business:** Monty will get Ceri a working entry gate system

Ice melt in bucket will be placed at the bottom units so the owners or residents can sprinkle ice melt when after the shoveling to prevent re-icing.

Ceri will get bids to gate the bottom units

A letter needs to be sent to all owners regarding dog feces that needs to be picked up

Shannon will be the sole contact person for Ceri

CMR needs to have the foundation inspected at the property.

**Executive Session:** Monty made a motion to go into executive session to discuss the legal action against Ceri, Lori seconds, and the Board went into executive session at 7:40 p.m. The regular meeting was reconvened at 7:45 p.m.

The Board is in agreement that Ceri will need to pay all of the back dues and no negotiation for past or present dues.

**Annual Meeting:** The annual meeting will be on Tuesday, February 22, 2005 at 7:00 p.m. in unit 1305. The following topics will be discussed and voted on.

- ❖ Security Issues, Election of Board Members, Budget

**Adjournment:** Shannon motions to adjourn at 8:15 p.m. Monty seconds all in favor.

**Lafayette Place  
BOARD Meeting  
February 17, 2005**

Lori called the meeting to order at 7:25 PM.

**Roll Call:** Lori Marshall, Monica Worheide, Monty Stutzman, Shannon Friel,  
**Management:** Steve Smalley and Carol Bowers with Colorado Management & Realty

**Election of Officers:**

Lori will be President

Shannon will be Vice President

Monty will be Secretary

Monica will be Treasurer

Michelle Merz will be Member at Large

We will have spring plating.

**Adjournment:** Shannon motions to adjourn, Monty seconds, all in favor.

**DRAFT**  
**Lafayette Place**  
**Annual Meeting**  
**February 17, 2005**

Lori called the meeting to order at 6:37 PM.

**Roll Call:** Tim & Lori Marshall, Kelli Beckish, Monica Worheide, Monty Stutzman, Shannon Friel, , Ceri Krening, Kelly Rhodes, Michelle Merz, Alison Velez, and Randolph .

**Proxy:** Sean Walsh, Randolph Cloud

**Management:** Steve Smalley and Carol Bowers with Colorado Management & Realty

A quorum was verified and the meeting was continued.

Meeting Minutes

Shannon makes a motion to approve minutes from February 2004 annual meeting minutes, Monty 2<sup>nds</sup>, all if favor.

Financials:

Steve went over the 2004 expenses. We currently have 19,000 in reserves. The current budget does not have a dues increase and is taken for the actual with slight cost increase for the coming year.

Shannon motions to accept the budget, Monty seconds, all in favor.

The taxes were sent away for the property and are due by 3/15/05.

**Owners Questions/Concerns**

The back lock on the gate needs to be fixed.

Motion lighting on the side and back of the buildings needs to be installed on motion detectors. CMR to get Bids

We need bids on fencing. Gates for the front and replace lattés with matching fencing.

Monty notes it will be \$650 to paint the columns in the front. This project will be done in the spring.

**Election of Directors:**

Monty will continue to serve

Shannon will continue to serve

Monica will continue to serve  
Lori will continue to serve  
Monty nominates Michelle Merz to the Board

Tim motions to accept the above 5 candidates, Monty seconds, all in favor.

**Adjournment:** Shannon motions to adjourn, Tim seconds, all in favor.