

***Mandalay Dominions
Board Member Meeting
March 15, 2005***

Roll Call: Mark and Becky Beech 1406, Claudia Czajkowski 1408, Harriett Pell 1412, Jill for Brian Ellertson 1410, Tarra Gukhool 1414 and Claudia Roberts 2605 Management Carol Bowers with Colorado Management & Realty, Inc
The meeting was called to order at 6:30 p.m.

Financials:

Carol went over the financials to the property. At the current time, the property is in desperation for money just to pay the Xcel energy and Water bills and an assessment was discussed. Members will send dues in a head of time to keep the Xcel going.

Punch list:

- ❖ We need to get an extension cord for the property
- ❖ The roof needs to be inspected and there is a leak in unit 1408's bathroom.
- ❖ Gutter problem and dripping onto the concrete deteriorating the concrete.
- ❖ Check the sprinkler system
- ❖ Boiler estimates.
- ❖ Asbestos removal from the boiler room

The association needs to be placed on budget billing.

Announcements:

The next meeting will be held on Monday, April 19, 2005 at 6:30 p.m. in unit 1414.

Adjournment: The meeting was adjourned at 8:15 p.m.

***Mandalay Dominions
Board Member Meeting
June 29, 2005***

Roll Call: Mark and Becky Beech 1406, Claudia Czajkowski, Jill Ellertson, Harriet Pell, Tarra Gukhool, Claudia Roberts

Management: Carol and Steve with Colorado Management & Realty, Inc

The meeting was called to order at 6:35 p.m.

Financials:

Carol went over the financials to the property. At the current time, the property is in desperation for money and an assessment was discussed.

Mark noted the only reason CMR was hired was to collect the money from unit 2607. Carol notes it is at the attorney and they have tried to serve 2607, notified 2607 and take 2607 to court but has eluded the system. The Association is willing to help the process server serve the unit owner.

Carol gave the Board the financials for the property and the budget. She noted that Xcel was way under budget due to increase and with 2607 not paying; this has put the Association in financial stress. Carol asked the membership to pay there dues in advance to keep the hot water, water and insurance paid.

The Board would like a special assessment meeting on July 19, 2005 in the amount of \$350 per unit. At the Special Assessment meeting we will be discussing a larger assessment to cover all of the deferred maintenance. CMR needs to have figures for the Board by Tuesday July 12, 2005.

Punch list:

- ❖ Roof
- ❖ Gutter problem and dripping onto the concrete deteriorating the concrete.
- ❖ Sprinkler System
- ❖ Boiler
- ❖ Asbestos removal from the boiler room
- ❖ Hole in 1410s balcony
- ❖ Paint trim
- ❖ Concrete

Announcements:

The next meeting will be held the Special Assessment meeting on Tuesday, July 19, 2005 at 6:30 p.m.

Adjournment: The meeting was adjourned at 8:15 p.m.

***Mandalay Dominions
Special Assessment Meeting
July 19, 2005***

Roll Call: Mark and Becky Beech 1406, Claudia Czajkowski, Jill Ellertson, Harriet Pell, Tarra Gukhool, Claudia Roberts

Management: Carol with Colorado Management & Realty, Inc

The meeting was called to order at 6:45 p.m.

Special Assessment:

Carol went over the financials to the property. At the current time, the property is in Needs \$350 from each unit to cover the expenses of the property. Tara made a motion to accept the special assessment in the amount of \$350, Mark seconds all in favor.

The Board would like to set another special assessment meeting for August 16, 2005 for a special assessment to cover the deferred maintenance in the building.

Punch list:

- ❖ Roof
- ❖ Gutter problem and dripping onto the concrete deteriorating the concrete.
- ❖ Sprinkler System
- ❖ Boiler
- ❖ Asbestos removal from the boiler room
- ❖ Hole in 1410s balcony
- ❖ Paint trim
- ❖ Concrete

Announcements:

The next meeting will be held the Special Assessment meeting on Tuesday, August 16, 2005 at 6:30 p.m.

Adjournment: The meeting was adjourned at 7:30 p.m.