Charlene Place
Board Meeting
January 19, 2006

Roll Call: Lili, Stacy, Kelly, Sharon, Mark
Management Carol Brian and Steve with Colorado Management

Minutes: Stacy motions to approve the minutes with alleviate vs. elevate, Sharon seconds, all in favor.

Financials:

Checking: $45640.50 savings $20708.48

We are over budget and this is concern, and we need to take a look at this.

Unit 16 will be caught up by the end of the month for the special assessment.

The late fees will be done by a month to month basis.

Sharon will pay ½ by the end of the month and full amount will be paid by the end of June.

Steve went over the budget and notes that we are not over budget. Look at the insurance and why are we over budget. Legal needs to be in the budget.

Kelly needs her reimbursement from October's pizza.

Unfinished Business:

Rail: Rail issue is not resolved. Sharon will go and get photo of what we would like. Something that compliments and finds something that is just right. Photo via e-mail from Sharon by Monday, and Sharon will do the contacts by Wednesday and bids by Wednesday. Thursday we will have a vote by e-mail. $6000 is the budget number.

Restoration: Carol and Brian met with Ray Kramer regarding the restoration. Kelly will contact him to find out what is next.

Cement re-seal project will be done after railing

Annual Meeting:

1st Thursday of March 2, 2006 for the annual meeting.

We need help for the Board Meeting.

New Business:

Policy and Procedure Manual for Homeowners, Kelly motions to approve policy manual Sharon seconds all in favor.

In the annual meeting letter we need to highlight we are looking for new Board Members.

Front Doors – The Board would like wood doors. We need to have it done in a month. Next Wednesday Carol will have contacts to Stacy who will be the contact person for this project.

Charlene Place expects to call back every single person. Mark notes that he would be the point person and Lili notes this is not what is needed. Lili will be the person to follow up with Carol on timelines and projects.

CMR will send someone to rake the property on Friday.

Letter for unit 18 regarding deck and rope ladder.

Sharon will post the agenda in the laundry room for all future meetings.

Announcement: The next meeting will be at 6:30 pm for annual meeting.
The Board and Management will meet 45 minutes before the meeting. Kelly will bring pizza for the meeting.