Franklin HOA Meeting

October 13, 2005

Present:
Mike Epple (President), Josh Patterick (Treasurer), Michele Hendrickson (Secretary), Diane Albert, Lance McGee and Ryan Starr (contractor for Colorado Home Cooling).

Meeting was called to order at 6:05. The April 4, 2005 minutes were reviewed and approved. Meeting adjourned at 7:40.

Date Raised	**Issue**	**Expected Outcome**	**Activities**	**Person responsible**	**Date Due**	**Progress**
10/17 2004	Limited vs. Common Elements	To have a clear understanding of these terms, specifically concerning the balconies.	The Board is looking ahead to future work on the balconies. Because of this, Mike will contact an attorney to help determine whether the balconies are considered common elements (HOA's responsibility) or limited common elements (homeowner's responsibility.)	HOA Board/Mike	?	--Diane will pass along a website that may be useful to this research. --Josh suggested Nikki may have a helpful contact.
10/13	Attic Fan in #1601	To hear Lance McGee's proposal for an attic fan installation.	Lance, along with Ryan Starr of Colorado Home Cooling, presented the board with facts on attic fans, their usage and installation. Lance would like to install this type of fan to help with the cooling of his home. Ryan presented the board with his insurance documentation and will provide names for references.	Michele/ Mike	ASAP	--Mike will contact our insurance carrier to verify steps the HOA should follow. -- Michele will contact the references.

10/13	North-end Security Lighting	To discuss the need for lighting at north-end of property.	This discussion was raised by a homeowner who felt this area of our property was too dark. The board agreed, and Diane suggested a motion light be hard-wired to her unit and she will absorb the cost of the electricity charge. Diane's sensor above garage is in need of repair.	Mike	ASAP	--Mike will contact an electrician to install this motion light, repair sensor above #1647 and light bulb will be installed.
10/13	Dryer Vents	To prevent dryer vents from becoming plugged and causing a fire hazard.	It was brought to the board's attention that certain vents (1605,1607,1619,1633,1635 and 1647) need to be checked by each individual homeowner.	All Home-owners	ASAP	
10/13	Safety and Security Committee	To establish a safety and security committee for our HOA.	Kevin Maly and Mike Fyler had suggested a committee be formed to evaluate safety and security issues around the property. This committee will deal with issues such as lighting and dyer vents problems.	Kevin/ Mike F.	Now	--The board has appointed Kevin and Mike F. to head this committee, and they have graciously accepted.
10/13	Holiday Lighting	To discuss the display of holiday lights in the back parking lot.	A homeowner expressed concern about the cost and the hours that the lights are on. The board has decided to put this issue of holiday lights to a vote.	Michele	10/23	--An e-mail has been sent and votes will be counted on Sunday, October 23rd. Please respond to Michele by this date. --An electrician will be contacted to evaluate possibility of re-wiring the pole lighting so that the lights will not stay on throughout the night.

10/13	Tree/Bush Trimming and Landscaping	To discuss need of trimming tree in back, trimming of bushes in front, and future landscaping in far back.	The tree in the back parking lot has a low hanging branch which is a danger to our neighbor's parking lot. Davey's Landscaping will be trimming this for $180.	Mike	End of the year	--Mike got an estimate of $360 for trimming the bushes in the front. Due to this high rate, Nolan will continue doing this project. Thanks Nolan! Mike will have JRM include this in next year's contract. --In Spring 2006, the board will bring up the discussion of landscaping the area of land directly behind the chain in the back and possibility of re-placing dogwood bushes in the front.
10/13	Vice-President Position of HOA	To discuss the replacement of Kirk Samsel for the vice-president's position.	The board took Kevin Maly's nomination to a vote, and appointed him as vice-president.	HOA Board	Now	Thanks to Kevin for showing interest and helping our HOA community.