

*October 27,2002  
Romeo Block  
Meeting Minutes*

**Roll Call:** Shannon Friel, Melissa Echtermeyer, and Barrett Palumbo

**Management:** Carol Bowers with Colorado Management

**Minutes:** Shannon motions to approve the minutes, Melissa seconds, all in favor.

**Financials:**

Carol notes no taxes have been filed for the Association. Phifier stated they gave all year end financials to all Board members and we should get the numbers from the Board. Barrett notes he will get the financials so we can move forward with the taxes.

The Board would like the draft copy of the budget mailed to them.

The Association is currently not incorporated there are two ways of becoming incorporated. 1. Is have our attorney draw up Article of Incorporation which he will have to match with our governing documents this would be a couple of thousand of dollars. 2. Is there is a one-page document we can fill out and get our name incorporated. This is very inexpensive and is 7 or 8 questions. Shannon votes for option #2 Melissa seconds, all in favor.

**Unfinished Business**

The signs are working fine. If there is a visitor and Barrett does not recognize the car, he will put a notice on the car to contact him. Barrett has tagged six cars and has not had to tow anyone.

**New Business:**

Leaves and bush trimming. Colorado Management is to come out and clean the leaves and trim the bushes.

We need to get an estimate on the third tree. We need to see if it is dead.

The sprinkler is off and winterized.

6 weeks ago we had a new water pump installed on the boiler. The cost \$525 installed by Red Wing. In the future, Shannon noted we need to go through the Management Company for this type of thing and also bids. Barrett noted he did contact CMR and did not get a response. It was during normal business hours and felt he had to move on the situation.

Barrett notes he has had several instances where he was not responded to and had to actually go into the office for answers. Shannon is extremely concerned about the communication issue and will contact Steve but want the resolved immediately.

Snow removal. Barrett notes we have not had to have snow removal in the past. He also notes that if it get bad we can contact the Plow Company. Carol notes if we do this they will put the Association last on the list so we should set up a contract on inches. Barrett motions for 6 inches, Melissa seconds, all in favor. A-Native will not come out unless it is 6" or more.

Unit #4 gave the Board a letter regarding the late account and lease for file to the Board.

Shannon will complete building sheet information for the property and will do a draft to the Board and the final will go to Carol.

The Board notes we need to have the carpeting looked at by a professional and see if they recommend cleaning or replacement.

CMR needs to get bid on the interior painting of the halls at the property.

Shannon would like some lighting in front of the building. Barrett notes we need to have an exterior changes approved by the historical society. Shannon will look at different fixtures for the exterior lighting to be installed on the building.

**Annual Meeting**

Rental. Melissa asked if we want to limit the number of rentals at the property. Shannon notes this may make Romeo hard to sell in the future Barrett does not feel it is a problem at this time. The Board will put this in front of the membership at the annual meeting.

We need to get a letter out asking for interested candidates to run for the Board. Barrett, Melissa and Shannon are interested in running again. This letter needs to go out ASAP.

In December we need to send a letter notifying the membership of what we are voting on and a proxy.

**Announcement:** The annual Meeting will be on Thursday January 30, 2003 at 7:00 p.m. in unit #3.

**Adjournment:** Shannon makes a motion to adjourn Barrett seconds, all in favor.