

***Romeo Block
Annual Meeting
January 30, 2003.***

Meeting called to order by Barrett at 7:15.

Roll call: Barrett Palumbo, Melissa Echtermeyer, Shannon Friel, Lex Ivey (on behalf of Liz Ivey) and Michon Schmidt.
Steve Smalley and Joan Hollway from CMR.

Old Business: Received statements for Certificates of Deposit from Key Bank. The 2-3 year CD is \$2078.29; 1 yr CD is \$4048.01. Also received wastewater bill.

Steve found "Articles of in Corporation" were filed. CMR does not have year-end reports before this year. Call Pfeiffer.

Melissa reads last annual meeting minutes; Shannon makes motion to approve minutes, Melissa 2nd's all in favor.

CMR check on carpet cleaning sooner or better.

New Business: Building next-door needs to have engineer's inspection, about possible collapse. Del Norte owners of next-door building say, "Hotel accommodations are ready if crack on our building gives way."

Letter from Jay Raiola read. Items include: lack of CMR response, pedestrian gate needs to be fixed, door on storage needs auto lock keyed same as everyone.

The pedestrian gate has been fixed numerous times and it keeps getting hit. Possibility of putting a concrete post in to keep from getting hit.

Regarding frame side of pedestrian entry north side rotted out, Barrett will replace.

Garden trimming on rear side walks needs to be cleaned up. Hand written notes should be replaced or made permanent signs.

Rule and Regulations not being observed on common areas.

Motorcycle under yellow tarp will be moved to owner's parking space.

Landscaping on hold because of the draught.

Letter to dog owner in Unit #4.

Several people complained about no response from CMR. CMR will have a 24 hours turn around time on correspondence. Call Joan, leave voice mail or e-mail at Joan@cmrdenver.com

Nominations for board.

Duties discussed. Maximum of 5, more participation.

Nominee's are: Lex Ivey, Shannon Friel, Melissa, and Barrett.

Barrett makes motion to vote for slate of directors. Melissa 2nd's all present in favor, four proxies vote in favor.

Shannon makes motion to add Mishon on board, Melissa 2nd's all present and proxies in favor.

Next meeting February 24, 2003 at 6:00 PM.

Shannon makes motion to adjourn, Melissa 2nd's, all in favor.

***Romeo Block
Annual Meeting
February , 2003.***

Meeting called to order by Barrett at 7:15.

Roll call: Barrett, Melissa, Shannon, and
Steve Smalley and Joan Hollway from CMR.

Steve found "Articles of in Corporation" were filed. CMR does not have year end reports before this year. Call Pfeiffer.

Old Business: Received statements for Certificates of Deposit from Key Bank. The 2-3 year CD is \$4000.00, 1 yr CD is \$2000.00. Also received wastewater bill.

Melissa reads last annual meeting minutes, Shannon makes motion to approve minutes, Melissa 2nd's all in favor.

CMR check on carpet cleaning sooner or better.

New Business: Building next door needs to have engineer's inspection, about possible collapse. Del Norte owners of next door building say "hotel accommodations are ready if crack on our building gives way."

Letter from Jay Ruole read. Items include: lack of CMR response, pedestrian gate needs to be fixed, door on storage needs auto lock keyed same as everyone.

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Next meeting February 24, 2003 at 6:00 PM.

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Romeo Block Homeowners Association
Minutes February 24, 2003

Roll Call: Melissa Echtermeyer, Barrett Palumbo, Michon Schmidt, and Steve Smalley from CMR

Barrett call the meeting to order at 6:25

First order of business was to elect officers for this year.

President nominations:

Melissa nominated Shannon

Barrett nominated Barrett

There were no other nominations and a ballot vote was taken 2 for Shannon, 1 for Barrett, Shanon will serve as the President

V.P nominations:

Barrett nominated Barrett

Michon nominated Melissa, Melissa declines

There were no other nominations a hand vote to elect Barrett as VP was conducted All in Favor

Secretary / Treasurer nominations

Michon nominated Melissa

There were no other nominations a hand vote to elect Melissa as Secretary/Treasurer was conducted All in Favor

Melissa makes a motion to approve the annual meeting minutes of January 30, 2003, Michon 2nds, All in Favor

Steve gave an update on current business;

The Articles of incorporation have been accepted at the Secretary of State

The hallway carpet has been cleaned

We have received a bid for 1150.00 to fence around the dumpster

Information from Phier has been received and all 3 years of taxes have been sent to the account to be prepared.

The Board notes that people are getting call backs from CMR the same day

Discussed sow removal and to pay close attention to the north side

Heat problems, Barrett is replacing a fuse and should take care of that problem

Meeting adjourned at 7:00

**Romeo Block
Emergency Board Meeting
June 5th, 2003**

Meeting Called to order 7:05pm.

Roll Call: Shannon Friel, Barrett Palumbo, Melissa Echtermeyer, Michon Schmidt and Elizabeth (Liz) (Lauer) Ivey.

Management: Joan Hollway, Steve Smalley, and Brian Sanders.

Financials: Checking \$20,016.05 CD \$4,048.01 LTCD \$2,078.29 Total **26,142.35**.

Discussion of meeting time. Set up meeting times for year and let all members know 30 days to 2 weeks in advance.

Street paving impacting parking lot for three days.

Liz has some issues with CMR's lack of response to her phone calls and problems.

Shannon has offered to have people call her if they have not had a response from CMR within 24 hours.

Barrett presented a letter to the Board signed by 51% of the homeowners, to terminate CMR's contract and self-manage the association. See attached petition.

Barrett has issues with CMR's handling of snowplow hitting fence and non-repair of the fence, the carpet cleaning of the halls and lack of communication.

Shannon feels that it would be an issue to be self-managed given the issues within the Board.

Liz would like to have a list of potential capital improvements and items to be fixed.

Back gate snowplow hit.

Barrett will fix door on 30th Street side.

Point and tuck of buildings.

New mail boxes, including an out box and parcel box.

Power wash of stairs in common areas in back.

Cleaning of carpets in areas of top of Liz's hallway and then Barrett's area.

Melissa motions to give CMR a 90-day probation period. Michon 2nd's all in favor.

Board will do a letter to owners to tell them what is going on with Management Company. And let owners know to contact Shannon if they have any issues with Management Company or other problems. Also, find out what owners would like or not like.

Shannon would like the board to be more supportive of each other and work together.

Next meeting July 31, 7:00pm Unit #3.

Do agenda and serve light refreshments.

Next meeting after July set for Wednesday, October 29, 7:00pm.

Shannon motions to adjourn. Melissa 2nd's all in favor.

To: To the Romeo Block Board

Dear Board Members.

This letter is a request to the board of the Romeo Block Loft association. To terminate Colorado Reality Management as our management company.

It is requested that no other Management company be used at this time, and the the Romeo Block Loft association will self manage itself.

In the event the board does not wish to take action on this request. It is understood that a Owners meeting will be held and this request will be put to a vote. and the below owners listed below will cast a vote in favor of the above request.

Any details to the letter can be answered by Barrett Palumbo.

Thank you for your time in this matter.

Owner	Unit	Date
<u>M. Hall</u>	<u>1</u>	<u>5/23/03</u>
<u>Tony Bunteloff</u>	<u>C</u>	<u>5/21/03</u>
<u>(John Jones)</u>	<u>5</u>	<u>5/21/03</u>
<u>Alfred</u>	<u>7</u>	<u>5/21/03</u>
<u>M. Hovate</u>	<u>B</u>	<u>5/23/03</u>
<u>D. Spruce</u>	<u>D</u>	<u>5/24/03</u>
<u>Jennifer Pederson</u>	<u>4</u>	<u>5/28/03</u>
<u>Barrett Palumbo</u>	<u>A</u>	<u>6/5/07</u>
_____	_____	_____
_____	_____	_____



**Romeo Block
Board Meeting
July 31, 2003**

Meeting called to order 7:00pm

Roll Call: Shannon Friel, Liz Ivey, and Barrett Palumbo.

Missing: Michon and Melissa

Management: Steve Smalley and Joan Hollway

Shannon makes a motion to approve minutes from June 3rd, meeting, Liz 2nd's, all in favor.

Financials: Checking account \$19,671.08 and 2 cd's at \$???.

Shannon makes a motion to move \$10,000.00 from checking to a savings account at the same bank as checking account, Barrett 2nd's, all in favor.

Delinquencies: 2 accounts at attorneys. **Owners who are 30 days delinquent will get letters telling them they have 10 days to pay the arrears or they will go to the attorneys.**

Old Business: Board Action Plan.

1. Send out letter to Homeowners from Board. Done. Shannon will send another letter out to update owners on issues.
2. Have rugs in Liz and Barrett's area cleaned. Done.
3. Car gate needs to be assessed/repaired/replaced. Done.
4. Set up annual service of car gate. Barrett does service on gate and does not feel a service contract is needed.
5. Follow up with Vendor who hit the gate. Shannon working on this.
6. Door on 30th Street. Barrett says that the door needs to be replaced before he fixes the frame. Barrett makes a motion to buy a new door and supplies to fix the frame for ~\$200.00, Shannon 2nd's, all in favor.
7. Point and Tuck on Building. Barrett has talked with people around town about the cost to Point and Tuck. CMR to call Capitol Chimney for bid.
8. Install closer on the pedestrian gate. Done.
9. Clean back cement stairs. CMR presented 3 bids for power washing. Board decided not to have power washing done at this time. Have owners clean own area.
10. Replace mailboxes/install outgoing mail box. CMR has one bid for pedestal mailboxes; Barrett looked into the same as present mailboxes, but did not have prices. Board tabled until more information.
11. Encase the dumpster in the back lot. CMR has 2 bids, Barrett will get additional bids. CMR will get specs from Home Wizards.
12. Door key to storage room. Done.
13. 5-year Capital Improvement Plan. Board working on this.

14. Contact Del Norte and find out what their action plan is for the “leaning problem” of their building against ours. Shannon has talked with the President of Del Norte. He has said that the City passed their building, but he has engineers working on the problem and will be having it fixed in the near future.
15. Send out HOA directory to all Homeowners. CMR sent Homeowner forms out to owners to fill out, but have not received any back.
16. Contact each person who signed BP proposal. Done.
17. Print Cash flow statement on back of HOA dues monthly bill to homeowners. Done once, misunderstood that it was to be every month. Will continue with September statements.
18. Send out at least 10 days notice for all formal Board meetings to all Homeowners. According to Condo Decks notices only have to be within 24 hours. Melissa will put a notice up 24 hours before a meeting.
19. Delinquent HOA dues. See delinquencies above.

New Business:

Shannon will continue to do a check off list. CMR thinks this is a good idea. Board thought about having an HOA BBQ in August, but decided to wait until later in the year to have a get together. Communication with owners, Shannon will write a letter and have CMR mail it. Letter will contain information about conserving water and doing your own porch and windows.

Heat: Barrett will turn on when necessary.

Shannon makes a motion to adjourn, Barrett 2nd's, all in favor.

Meeting adjourned at 8:00pm.