

Romeo Block
Annual Meeting Minutes
February 28, 2005

Melissa called the meeting to order at 7:07 p.m.

Roll Call: Barrett Palumbo, Melissa Echtermeyer, Elizabeth Ivey, Carolann Sinclair, Levi Campbell, Candice Tharp.

Ryan Anthony via Phone,

Roll Call by Proxy: Shoshana Freidman, Shannon Friel

Management: Steve Smalley and Carol Bowers with Colorado Management

A quorum was verified and the meeting was continued.

Meeting Minutes:

2004 Meeting Minutes: Melissa motions to accept the minutes, Barrett seconds, all in favor.

Financials:

Barrett notes we need to bill back unit #4 for the heat call the zone blew out a transformer.

Steve Smalley went over the financials for 2004 and there was a discussion. Steve also notes that the income taxes are at the accountant and need to be done by the 15th of March or an extension needs to be filed.

Budget:

Steve presented the budget to the membership and a discussion followed. The budget is neutral and no dues increase is in the budget.

Barrett motions to accept the budget, Melissa seconds, all in favor.

New Business:

We need to get painting estimates for the property. At this time only the front of the property needs to be done.

Gutters are falling off. CMR needs to get bids. Also get the roof looked at.

Barrett will resurface the concrete on the balcony of unit 1 and 6.

We need to get a seal coating and striping bid.

We need to get tuck pointing bids.

Unit A the dog is gone.

All lights are out in the back of the property and need to be replaced.

Electrical pipe is broken on the balcony of unit #9. CMR is to send an electrician.

The Board will contact CMR when trash clean up needs to be done on the property.

Lawn care was very poor last year and we would like to get a professional.

Parking Spaces:

Carol Ann notes assigned parking for space 13, 15, 16, and 20 she would like to purchase. She gave a bill of sale for the above spots and we need to get the attorney involved for parking spaces. CMR will contact the attorney.

Election of Directors:

Melissa is interested in running again.

Shannon Friel is interested in running again.

Barrett Palumbo is interested in running again.

Ryan Anthony is interested in running again.

Candice Tharp has volunteered to serve on the Board.

Barrett makes a motion to accept the slate of candidates, Liz seconds, all in favor.

Announcements: The next Board meeting will be on Saturday March 26, 2005.

Adjournment: Barrett motions to adjourn, Melissa seconds, all in favor.