

**Romeo Block
Annual Board Meeting
April 8, 2006 – 1:00 p.m.**

Roll Call: Melissa Echtermeyer, Elizabeth Ivey, Levi Campbell, Candice Tharp.
Ryan Anthony

Roll call by proxy: Shannon Friel
Management: Carol and Karen with Colorado Management

A quorum is verified and Ryan called the Meeting to order at 1:10pm

Annual Meeting Minutes: 2005 Annual Meeting Minutes were reviewed by the membership, Melissa moves to approve the minutes as submitted, Ryan seconds all favor.

Financials

The board will discuss moving money to the savings.

Carol went over the financials for 2005. There was discussion.

2006 budget ratification, Candis moves to have a dues increase of \$50.00 per unit, discussion Ryan would like to see a \$55.00 per unit increase to go cover the units not paying, Elizabeth seconds, discussion all in favor. The increase will be 55.00 per unit on to the budget and they divided amongst the owners according to the declarations.

Election of Directors by ballot

Shannon Freil

Candis Tharp
Melissa Dundas
Ryan Anthony
Levi Campbell

The above candidates were elected to the Board

Owner Education

What a management company does for you--attached

Owners Questions

Abandoned Cars Carol can do rules and regulations.

Cleaning the property regularly, Melissa notes the cleaning the property should be the homeowners responsibility lets send a send a friendly reminder.

Dumpster from neighbor needs to be picked up.

Common area need to be carpet cleaned. By May

Landscaping same company.

CMR will weed and mulch.

Pedestrian Gate has a hanging piece that needs to be removed it function without it. Levi will remove it.

Waiting on the trim for building needs to be done before the end of May.

We need to have more notice for the meetings from CMR.

Reschedule the parking lot for the June. We need to call Betts and give 3 weeks notice for June.

We need to get the concrete to resrsufaced the concrete and wee need to get it looked at. Look at three bids to do the concrete. For the restoration. Concrete with the rusting.

Painting the back the building needs to be done and CMR is to get three bids. Before May 15th.

Announcements May 13th for the next meeting.

Adjournments, Melissa moves to adjourn at 2:28 p.m.

**Romeo Block
Board Meeting
April 8, 2006 – 2:30 p.m.**

Roll Call: Ryan, Melissa, Candis, Levi
Management: Carol and Karen with Colorado Management

Election of Officers:

Melissa nominates Ryan for President Candis seconds, all in favor

Ryan nominates Melissa nominates for Vice President, Candis seconds, all in favors

Ryan moves for Candis to be treasurer, Levi seconds, all in favor.

Melissa motions for Levi to be secretary, Candis seconds, all in favor

Shannon will be the member at large.

Open actions list needs to be done we need to trash against the open items and closed. Access we need to get something.

Lets look into access needs to be done.

Ryan moves to adjourn Candis seconds, all in favor the meeting is adjourned at 2:37 p.m.

Romeo Block
Board Meeting
June 24, 2006

Roll Call: Melissa, Candice and Levi
Management: Kathy and Carol with Colorado Management & Realty Inc.

Financials:

Checking: \$1935.32

Savings: \$10234.23

CD \$4048.01

Long Term CD \$2078.29

Unfinished Business:

Kathy went over the action log

Letter to all residents that personal items must be removed so carpets can be cleaned. If any items are left we will be discarded.

Tree replacement lets wait until spring for the free tree. Tabled.

Betts will do the asphalt in August and we will start to notify the residents starting in July.

The weeds are done and we will walk and see the areas that are missed.

Wood Trim and graffiti needs to be done.

Rules for cars and common area spaces storage, Board will need to go over the rules to see if they need to be added.

We need to get 3 bids for the concrete work that needs to be resurfaced.

We need to do a work order again for the spring on the pedestrian gate for it to be removed.

Paintings for the back of the building go forward and get a bid.

CMR is to do a correction letter for the special assessment and not that the accounting was erroneously and was reflected incorrectly. Please e-mail letter to the Board when we are done.

New Business:

We need to communicate there is opening on the board with the statements.

ADJOURNMENT: MELISSA MOTIONS TO ADJOURN, LEVI SECONDS, ALL IN FAVOR.

**Romeo Block
Board Meeting Minutes
August 9, 2006 at 7:00pm**

- *Roll Call – Candice, Ryan, Dustin*
 - *Management - Kathy*
 - *Meeting Minutes - Candice moves to accept Ryan Seconds*

 - **Financials**
 - *Delinquencies*
What happened to the payment plan Barrett was suppose to be following.

 - **Unfinished Business**
 - *Action Log*
Building keys last set are the ones from Pamesh. Approval was given to install lock box on place west side of door with key pad.
Candice will distribute reminder letters to cars still in parking lot the morning of asphalt work.
Parking rules – send samples they will vote over e-mail. Also rules regarding storage areas.
Ryan can meet with concrete people between Thursday and Friday
Have Matt go ahead with removal of the spring from gate.
Get 2 more bids for painting. May table until spring but get two more bids any way. Payment on painting, ok to pay for supplies up front but they want a walk thru with two board members before final payment.

 - **New Business**

By Proxy Melissa nominates Dustin to the board, Ryan seconds.
Dustin has accepted the duty of providing an agenda and also for posting by the mail boxes two weeks before the meeting. Also include Meeting dates with statements. Check SB100 on time restraints for announcements. Announcement to include future meeting dates.
Snow Removal – A-Native ??????
Lights in storage area
Ryan volunteers to be the contact person for handyman Matt.
Wants a bid to handle weed control. Weedman

 - *Announcements – Welcome Dustin as the new board member*
- Wednesday, November 8th, 2006 at 7:00pm at Peaberry's 32nd & Lowell)
Dustin moves to meet quarterly, Ryan 2nds.
- *Adjournment @ 8:00pm*

**Romeo Block
Board Meeting Minutes
November 8, 2006**

Meeting Called to order at 7:00pm

Roll Call – Pamesh, Candice, Ryan, Dustin, Levi, Derek

- Management - Kathy
- Meeting Minutes – Candice moves to approve the minutes, Ryan 2nds.

- **Financials:**

Cash/Main Acct	\$ 2,064.02.
Savings/Reserve Acct	\$10,357.19
Certificate of Deposit	\$ 4,048.01
Long Term Certificate of Deposit	\$ 2,078.28
Total Current Assets	\$18,547.51

- **Unfinished Business/Action Log**

- Parking Rules- Samples were provided and choices made from both samples, Kathy to type the combines results and send to board for approval
- Carpet Cleaning Common Areas- will be done when key situation is straightened out
- Keys to common areas – Lock box moved to storage area and give out the parking lot code and then use the lockbox. Entry to common area between 7 & 8 Change lock and give to Pamesh & Heather same as on the storage only open with the keys. Force to use a key
- Rules & Regulations – did not get discussed
- Concrete Bids- wait for another concrete bid on Friday e-mail for vote
- Exterior Paint Bids – Dustin motions to accept Mile High Painting Bid Candice 2nd. Ryan suggestion that the concrete work get done before painting. Contact painter and tell him he has won the bid, ask if price will go up if they wait until Spring. Discuss options to lock into this price.
- Weedman.- continue waiting for this bid

- **New Business**

Meeting flyer to be enclosed in with statements include meeting dates for the whole year.

Create and enforce parking rules. Kathy to look into the parking ownership, deed, bill of sale situation/title If not owned are they considered common space? At the same time look into storage locker ownership.

Storage room lights need to be replaced.

Alley space close to gate no parking from this point on with towing information. Check out who the towing company is for Romero Block.

Get a bid to get the intercom working.

Melissa e-mail regarding recycling. Check on this. Candace stated that recycling is every other Thursday; next Thursday is the next pick-up.

Derek's (Dustin's renters) e-mail address - noffsinger141@hotmail.com

- **Announcements**

- 2nd wed of every quarter beginning in November 2006 Show dates

- **Adjournment** 7:57pm