Romeo Block Homeowners Association
Annual Meeting Minutes
February 24, 2009

Provisionally Approved by e-mail 2-25-09

Roll Call:
Board Members: Bob Bell, Melissa Dundas, Candice Tharp, Pamesh Agrawal & Lilana Olson
Members: Allison Bruce, Jennifer Busch, Sean Peck,
Proxy: Molly Calhoun
Colorado Management: Kathy Andersen & Steve Smalley

Verify Quorum: (51% of community 8) 8 in attendance with 1 proxy, quorum is met.

Call to order at: 6:44pm

Meeting Minutes: The April 24, 2008 minutes were presented for review and approval. Melissa moves to approve the minutes as presented Candice 2nds, all in favor.

Financials:
Steve reviews the budget comparison and explain the overage & shortages which the association falls short by approx $2,000.00. There is a delinquent account which has created this deficit. Without the deficit the budget would have been right on.

Presentation of the 2009 Budget
Steve states that it is was the goal of the Board to keep the dues as low as possible but still wants to get the rear of the building painted. The proposed dues increase is to meet the operating expense with the special assessment providing a much needed painting to the rear exterior of the building also included are some smaller projects as well as funding the reserve. Whatever funds are not used for any budgeted line item will go into reserves. At this time nothing is going into reserves. The plan is also to put the collected funds from the delinquency in the reserve. Steve wants everyone to be aware that the board went line by line and analyzed the needs based on usage and that the budget is just a guideline there are circumstances that there is no control over that may arise that changes the actual expenditures, such a snow removal or a rise in the Excel bills.

Jennifer states that she feels the budget could be tighten up in regard to landscape maintenance & snow removal; she felt the association was not really getting what they paid for. Kathy will arrange to meet with the landscape company to do a walk thru so that everyone is on the same page with scope of work.

Steve states per the governing documents unless at the meeting a majority of all Unit Owners rejects the budget, the budget is ratified, where or not quorum is present. At this time Steve asks if there is anyone who wants to reject the budget, Steve asks a 2nd time if there is any one who wants to reject the presented budget, after 2 attempts hearing no objections the 2009 budget is approved. The board agreed that they want the dues to be increased reflected immediately will the March 1, 2009 billing statement. Pamesh motions round up to the next dollar but Steve says without notifying the community he feels that this would go against the governing documents. Melissa moves that the special assessment will be due May 31, 2009, Pamesh 2nds all in favor. The board requested that a letter being included in the statement mailing that give the due dates and advises that the special assessment payments can be either paid all at once or spread out over the next few months but are due by May 31, 2009. If dues are not paid by the deadline normal collection procedures will be taken.
At this time Steve states that any homeowners who wants to view the financials is welcome to come to the CMR office, CMR just asks that an appointment be made in advance. The board also requests that the excel breakdown be included with the community letter. Pamesh request that the annual meeting minutes be provisionally approved within three weeks of the annual meeting.

Election of Directors -

Melissa strongly encourages participation on the board as it gives homeowners a chance to determine the direction the association goes in regard to financial responsibility as well as maintaining the common areas of the community. Any questions that arise in regard to responsibilities of homeowner as well as the association are answered in board meetings. Elections are held on a yearly basis or until such time as a successor is determined. At this time Liliana would like to resign from the board. Allison Bruce has volunteered to fill the vacancy.

Per Colorado Statue if one property owner wishes to use a secret ballot then a secret ballot must be used. At this time Steve ask if there is anyone present who wants a secret ballot, after two attempts hearing no request for secret ball let the record show there was no secret ballot requested. Melissa moves to appoint the five candidates as discussed, Candice 2nds, all in favor. The 2009 Board of Directors is Melissa Dundas, Pamesh Agrawal, Bob Bell, Candice Tharp & Allison Bruce. Election of officers will take place at the next board meeting.

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Homeowner Open Forum -

Liliana states that there is a lot of furniture and other items outside the storage units. It was determined that the storage area needs to be cleaned and the board would like this info included in the letter to the community with a deadline of all items not in storage will be removed by March 31, 2009.

Side door is still not working; Kathy will look at the work orders and see what was accomplished.

Allison requests that everyone using the walking gate make sure it is closed as it doesn't always shut and this is a safety concern.

The next meeting is scheduled for April 16th but it was determined that is not a good date so Kathy will check her calendar and provide alternative dates for April.

Announcement: Kathy states that every year she evaluates her department as a whole looking for better ways to serve all associations. It has been determined that an assistant was needed and the number of meetings had to be reduced, therefore only two meetings a week will be scheduled reducing the time spent on meeting preparation and allowing for more work to be accomplished.

Adjournment: Pamesh moves to adjourn Melissa 2nds all in favor meeting adjourned at 7:42pm.

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