Lake Park Homeowners Association
Board Meeting Minutes
January 3, 2007

Call to order: Bob called the meeting to order at 7:05pm
Roll Call: Phyllis, Todd, Barbara, Bob,
Management: Kathy Andersen, Colorado Management & Realty, Inc

Approval of Minutes – November & September 2006, review was made by board member present, Barb motioned to approve the minutes Phyllis 2nd.

Financials

Cash-Main Acct.	$ 15,714.92
Money Market/Reserves	$118,406.45
Total Current Assets	$134,121.37

Check out what the results are of accepting a payment plan on Navarro, how does this effect the garnishment, Board would like her to attend a meeting to present her payment plan.

Action Log/Old Business

Presented 2006 completed action log items

Presented 2007 action log

Update was given on unit 304, renter has been removed from the building unit owner is moving forward to get bids for repairs.

Todd has a piece of equipment that will accommodate all of Lake Park's internet needs.

New Business

Snow Removal – Check the 2nd storm bills board to check with Mia regarding who did the snow removal.

Policy & Procedure Manual board would like to review manual and approve the next meeting. Topics, that have changed were conflict management, audit requirements, grammars corrections.

Do not pay Broomhall bill until the sink in the broiler room is functional.

The topic was brought up to put a lock on the water main, and resulting discussion was that it would create more trouble than it is worth.

Needs to have magnetic retriever for doors may need to re-key. Notify people of two keys per unit, pick up keys at CMR, would like "do not duplicate". Change out keys in February. Barb will draft letter. The lock change letter should be a separate letter. Find out from lock smith the cost of magnetic retrievers.

Kim's roach issues can be marked as done on the action log along with the skunks.

Approved

Report from Design Committee:
Nothing much to report was waiting to see what the cost of the boiler was going to be. Barb asked Bob to get a quote for the brushed aluminum for the patio's, carpet (high traffic carpet, entry way and stairs don't have to be the same as hallways.) paint samples to compliment the carpet.

Post office boxes were left open call the post office to make sure the boxes are locked. Unit 103 needs to be fined regarding the dog & window without the screen; Screen needs to be replaced within 14 days. State that the complaints are from the community. Unit 403 is stuffing newspaper into lockers, overflowing trash. Barbara will send out a letter to all receivers of the paper.
Announcements

Next meeting is Wed. Feb. 7th at 7:30pm hosted by Bob
Action logs will be going out every other week

Adjournment - Phyllis moved to adjourn Todd 2nds

Approved