Lake Park Homeowners Association
Board Meeting Minutes
February 7, 2007

Call to order: Bob called the meeting to order at 6:40pm
Roll Call: Phyllis, Todd, Barbara, Bob
Guests: Mia #201, Chris Apple, Scarlet, Ernie-Navarro
Management: Kathy Andersen, Colorado Management & Realty, Inc

Approval of Minutes – January 2007 minutes were presented for approval, Barb motions to approve the minutes and Todd 2nds. ,

Financials

Cash-Main Acct.	$17,474.81
Money Market/Reserves	$98,759.42
Total Current Assets	$116,759.42

Resident manger on the budget for 2007.

Guest Discussion:
Mia resident from Unit # 201 came to the meeting to address issues regarding her assigned parking spot #30. Her car has been hit twice not because of the location and how other cars turn in the area. She has provided a bid for two ballads $315.00 a pieces. Todd proposed to have all the sign holes dug at the same time in the spring. Mia will get bids for the additional 8 holes. Mia also has contact with a security company that would provide card reader security bids. Doors have not been the same with the cold weather. Key code would be database managed how much and how long. Power outage would be the only way in the building. Todd would like to look into the security door system get other bids.
Scarlet #207– she is her because she is concerned about security & the lady in unit #408 but feels better knowing how the board plans on addressing these security
Chris Apple was invited to be on the board but is declining at this time.
Discussion was make with Ernie regarding the Navarro unit. Bob explains what HOA dues are used for would like to know what the problem was that got them this far behind. Ernie feels that there is more of a grasp on the situation and would like the opportunity to make payments and want to discuss with wife and see what type of a payment plan they can handle. Minimum payment of at least $250.00 is requires. Ernie provided contact information and will call Kathy at CMR to confirm payment arrangements tomorrow.

Action Log/Old Business
Newsletter was not in February packet. Barb to makes changes, please include in the March packet.
Phyllis motions to accept the Policy & Procedure manual as presented, Barbara 2nds, all in favor.

Design Committee:
Where are we with the outside, patio aluminum. Bob has a new idea and would like the ledge wide enough to set a plate on, with aluminum on the outside and vinyl on the inside. Barbara proposed the board take a Field trip to Stapleton to look at fencing and then on South Broadway to Todd's friends house for interior decorating advice, some Saturday in March.
Bob has a suggestion to do stairwells with tiles (ceramic) steps carpeting in jute. Bob has checked out some carpeting thru Home Depot $ 23-$28 sq. yard. Would like to see tile in front of the elevator same as what is in the elevator. Colors were presented in butterscotch. Two tone colors. Ceiling in the hall need to be repainted. Stairwell doors to stay gray. Are the pictures in the hallways going to be changed? . It was suggest that there be a theme for each floor's art work. It was also mentioned that the elevator would be one of the best places for security cameras.

Approved

New Business

Todd brings up a new issue that Christmas bonuses got overlooked for the past three years and motions that $150.00 be given to each domestic goddess and $700.00, to Barbara. Barbara also brought up that Alyssia never received any complaints but never was rewarded for her efforts board would like her to have $100.00. CMR gets a bonus of $400.00 also to cover the past three years of which Kathy is to get 1/3 and can distribute the rest as she feels would be fair.
Phyllis motions to approve the bonuses as listed above Bob 2nds all are in favor. Todd has asked the board to remove the late fees for Alyssia and himself which the board agrees on.

Todd suggests a building web site to go along with the card key system. Residents will be charged for magnetic card keys.

CMR web site needs to be updated.

Free Mulch - Who has a truck?? See if Bud will help with this.

High speed internet Todd will need help with management, as it will self administered. Todd will purchase server. Split one Comcast bill.

Check on Bob's check!
Patio's - Main support ok but the problem is ecstatic**.**

Plans for building, where and how to get plans. The building is 38 years old built in 1972.

Announcements: - Barbara suggests the field trip for the middle of March, 10:00am - 3:00pm lunch included.

Adjournment - Bob motions to adjourn Barb 2nd all in favor 8:30pm.

Approved