Lake Park HOA
Annual Meeting Minutes
November 7, 2007

Meeting was called to order at 7:10pm

Roll Call:
Board members: Barbara Chavez, Phyllis Wharten, Bob Davidson
Members: Aylssa Adams 101, Luke Doken, 102, Caroline Archueltta 105, Donald Lucero #111, Allison Smith 202, Alaina Goffman 305, Randy & Irene Daniels, Tim Higgins 401 & 409, Leroy Vigil 403, Dave Drake 404, Dannette Lockler 604, Catherine Warden 607
Guests: Maurice Gordon
Proxy: Emily Martin, Thomas Carlton, Lisa O'Dell, & Patrick Gordon
Management Company: Kathy Andersen & Steve Smalley, Colorado Management & Realty, Inc

Voting ballots were distributed.

Meeting Minutes: The minutes from the September 2006 annual meeting were presented for approval. Tim moves to approve Bob 2nds, all in favor. Motions carries minutes are approved.
Financials:

Cash-Main Acct.	$ 14,309.59
Savings Account Reserve	$ 95,073.68
Total Current Assets	$109,383.27

It was stated that these figures will drop once invoices for carpet and painting are received.
Steve talked about the budget comparison and that showing where the money was budgeted and how it actually got spent. Overspent due to the boiler but the overall bottom line is encouraging. Steve makes the membership aware that they are welcome to review the financials of the association at any time but an appointment is recommended. Financials information is on the web site www.cmrdenver.com.
Steve acknowledged and thanked Phyllis for writing the newsletter.
A huge thank you goes out to Bud Gordon & Bob Davidson for there never ending volunteer efforts for the benefit of Lake Park. Steve took the time here to recognize that without the efforts of this board Lake Park wouldn't be where it is today. The 2008 budget was discussed and the intention is to put $20,000.00 into reserves next year. Phyllis motions to approve the 2008 budget, Bob 2nds, all in favor, the motions carries and the 2008 budget is approved.
Old Business:
Balconies- Discussion was had regarding the expense of addressing the balconies. It had been suggested to change them out to aluminum or steel, also

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vinyl was not advised. Bob has an idea to cover existing balconies with paint that will last for at least another 5 years.
The questionnaire that was taken showed that everyone was more concerned about the hallways (painting), & carpet so that is the direction the board went with expenditures for this year. To do balconies would more than likely require assessment. Board would like to know the variable concerning split of assessment. Check declarations.
Bob will be inspecting all area of paint work before bill is paid.
Bob show samples of the carpet to the community.
The topic of the roof top patio came up and it was decided that it was too expensive and the community didn't consider it a priority.

New Business:

Open Forum:

Security/Police
Vacant Lot

Possible New Projects

Gated Community – Perimeter Fencing – Security Gate (Very Expensive)
Speed Bump
Card Key Door with code change ability (Homeless still getting into the building)
2nd Floor sub-floor dipping – Bob will check this out.
Bud brought up the topic of lock sets by quick-set that can be changed at will. Bump keying can't happen with the quick-set. Luke interjected he has used this set for 3 years and they are the best. Bob questioned if anyone was getting robbed which was received with a negative response.
Homeless is a society problem with a community effort the problem can be handled.
Information Center – In the mailbox area with signage for quiet hours, not a bulletin board but a sign.
Stairs in the entry way very icey. Would like to see the board consider a hand rail. It is a safety issue during the snow storms. Acid wash the tile might be a consideration.
Package Delivery box with the key put in the residents mailbox.
Main door lock needs to be addressed you need to use both hands with all the use the pins wear down.
Re-cycling – Too many in the building to be consider for free service

Board Member Election:

At this time there are three seats open. Steve asks for nominations. Catherine nominates Irene, Irene declines. Allison asks what kind of a time frame is involved. Allison states that she would be interested. Tim nominates Allison Smith to the board, Barb 2nds, all in favor.
SB100 states the right to vote by written ballot, Steve asks if there is anyone who wants the election conducted by written ballot, Barbara bears witness that there is no one requiring a written ballot. Tim moves by voice and show of hands that there is not written ballot, Phyllis 2nds, all in favor.

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Bob motions to re-elect Barbara, Allison & Tim 2nd, all in favor. Motions carries. It is stated that the board is still looking for a 5th board member.

Luke Docken #102 invites everyone to look at his residence to help with the sale process. Would love to have referrals from present residents.

Tim states that he appreciates every effort that the community and the board puts into the association.

Next Meeting: November 7, 2007, 6:30pm in unit 411.

Adjourned: Allison motion to adjourn, Bob 2nds all in favor meeting adjourned at 8:10pm

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