

**LPCA Executive Board Meeting
Monday, April 4, 2005**

Meeting called to order: 6:35 p.m.

In Attendance: Barbara Chavez (411), Bob Davidson (211), Patrick Gordon (505), Alaina Goffman (305)

Management: Carol Bowers and Steve Smalley with Colorado Management & Realty, Inc

Financials:

Checking \$16442.23

Savings \$71159.66

-Discussion of units behind in HOA fees. We need to get aggressive with units that are more than 60 days behind in their dues. They need to come in to CMR's office and sign a promissory note.

Steve went over the attorney policies for the Board. The Board asked if they can contact people who behind in their dues. Steve feels the Board could get into trouble with slander. The Board should let the collections attorney hand the contact.

CMR needs to find out how many people it takes for a Special Assessment.

New Business:

1. We need to get the parking rules done so we can start enforcing them prior to the new parking lot.
2. Kim is doing a great job.
3. The Lake Park sign needs to be redone and updated.
4. We need to get a wooden suggestion box with a lock.
5. A Lake Park Manager was discussed and tabled.
6. Bob has asked if he could spend \$300 to get some bold experimental planting for the property. The Board was in agreement.

Unfinished Business:

1. We need to have a metal person inspect the balconies and give us some advice.
2. The awing needs to be repaired. Bob will look at it and see if he can come up with something.
3. Exterior Painting
4. Parking lot

Newsletter:

The storage locker information will be put in the newsletter.

Meeting Adjourned: 8:34 pm.

Next Meeting: March 7, 2005 in Unit #305 at 6:30.

The next regular scheduled Board Meeting will be on May 2, 2005 at 6:30 p.m.

**LPCA Executive Board Discussion
Monday, May 2, 2005**

Meeting called to order: 6:35 p.m.

In Attendance: Barbara Chavez (411), Alaina Goffman (305), No quorum was present a discussion was continued.

Management: Carol Bowers with Colorado Management & Realty, Inc

Minutes: Barb motions to accept the minutes from April, Alaina seconds, all in favor.

Financials: Checking \$17676.30 Savings \$71252.27
-Discussion of units behind in HOA fees.

Unfinished Business:

We need to get a new suggestion box.

The blue tarp on the car parking in the parking area is causing problems.

Parking Rules were discussed and good. Barbara will review for corrections one last time and they will go out with the statements.

Painting will need to be decided at the next meeting

Parking lot will need to be decided at the next meeting

Suggestion Box needs to be installed

Kim would like to help Bob with the planting and would like a time frame.

New Business:

Newsletter:

The Board can e-mail any information they would like in the newsletter

Meeting Adjourned: 7:34 pm.

Next Meeting: June 6, 2005 in Unit #305 at 6:30.

***Lake Park
Board Meeting
October 3, 2005***

Roll Call: Bob, Barbara, Todd 507.

Guest Present: Irene

Barbara called the meeting to order at 7:40 p.m.

New Business:

Carol notes that the door is installed and we need to have the door painted. The Board volunteers to paint the door. Todd will get the samples.

Lake Park Sign is in the boiler room. Bob notes his information is 720-470-2609 work 303-893-4000 x2460.

Pop Machine was a suggestion for the property. The only place is on the 6th floor and we believe there is no outlet for the pop machine. Barb would take look for a suitable and ask Cal if it would work in the area we come up with. Trial Basis only to see if there are problems and if the problems can be solved and if the association can make a profit.

Heating in the halls has been an on going problem. Hot water is too hot and needs to be lowered.

Water Shut off is needs to be keyed to the same key as the front door. Let's key it to the front door and make sure it is locked.

Announcement: 7:30 p.m. for the meeting date on the 10th. 7:30 p.m. in 211.

Adjournment: 8:22 p.m.

**Lake Park
Board Meeting
December 2005**

Roll Call: Bob Davidson, Barbara Chavez, Todd Gleinn, Alaina Goffman,

Management: Carol

Guest Present: Irene Daniels (311) and Trudy (404)

Barbara called the meeting to order at 7:46 p.m.

Meeting Minutes: Alaina motions to accept the minutes Bob seconds, all in favor

Financials:

Look at some saving and look at mutual funds. Alaina will look into the CDs

Checking \$27579.27

Savings \$71,977.03

CMR needs to keep up on the past due accounts.

Bring the lock cutters.

New Business:

The developer's plan was discussed. Parking easement is fair, the light on the corner is a concern and how the fencing is going to be. The driveway should be bigger and should be negotiated. Lake Park needs Paragon Development to do a maintenance agreement and have Paragon Development write an agreement for us to look over. Some of the areas we need to look at are the cost of the gates if we decided to install gates and how to split the cost for asphalt and snow removal. We need to make an agreement to bind the homeowners.

Carol will do a letter and phone call and see where they stand on the issues.

Barbara has the numbers at work for the developers.

CMR is to keep on the cleaning people inside and out and CMR must look at the property weekly. The Board is unhappy with the exterior cleaning and no touch-up painting being done. The touch-up painting needs to be done weekly starting on each floor for the next 6 week and then once a month to keep caught up on.

Alaina notes this building will look good and give us an opportunity to market ours. Painting etc. This is the time to do it. Barbara notes that we may not be able to go forward with the improvements due to finances.

Seminole Energy's contact is up for renewal and there is a price increase. Alana motions to approve the Seminole energy contact Bob seconds, all in favor.

WCP would like to buy our cell tower leases. Steve notes we may have to take short-term capitol gains. Steve would like to end this discussion WCP. The Board is in agreement and we are not interested in selling our leases.

We need to look at the cell towers. We need to call around to see who we can find to get more checks. Call Verizon and Sprint and see who would be interested in more roof space.

The wall near 511 needs to have the drywall repaired and fixed.

Pillars need to be stucco and painted.

Bob notes that he has receive 4 suggestions out of the suggestions box and notes that the people are all for the pop machine.

Bob would like to know why we do not recycle. CMR is to get pricing.

Barbara will contact Automatic Laundry and see if we can replace a washer with a large commercial washer and dryer.

Delintz needs to be called and the dryer vents need to be cleaned.

Alana and Barbara will look into the vehicle rental spaces

Newsletter: Needs to have the balconies cleaned off and no storage. Parking is going to be \$50.00 per month for the excess spaces.

If anyone calls regarding storage lockers, make sure it is retroactive to the date they moved their stuff in.

Do no feed the squirrels

Unfinished Business:

Lake Park signs are in progress.

Check on Jorge might work if Kim does not.

Carol has a balcony list.

1st floor ballast we need to have different light or new ballast. Bud can do the new light. 607 needs light cover.

December 15th Barbara will do a walk around for the doors that need to be painted white satin. No gloss.

The doors that were replaced need trim around them. Bud can do the trim for the building.

The Board would like a Sofa or table at on the 6th floor.

Developer: Carol needs to follow up. The developer. Bob would like us to know how we stand. Alaina would like them to help us with the gates.

Bob would like to move the pot and the bench.

New Business:

Reserved spaces for January. Need to put a sticker in the car.

Need to register the cars for Lake Park in February.

Announcement: Next Board meeting, Monday, January 2006 7:30 p.m. in 211.

Adjournment: Patrick motions to adjourn at 910p.m., Bob seconds, all in favor.

DRAFT