

**Lake Park
Board Meeting
January 9, 2006**

Roll Call: Bob Davidson, Barbara Chavez, Todd Gleinn,
Management: Carol
Guest Present: Tim Higgins 409

Barbara called the meeting to order at 7:36 p.m.

Meeting Minutes:

Date needs to be changed on the minutes. To December 5th. Barbara makes motion to accept the minutes with the corrections, Alaina seconds, all in favor.

Financials:

Need to get the bank statement for Oct thru Dec. Copies to all of the Board Members

Checking \$33370.10 Savings \$72112.63

Money needs to be moved to \$20,000 Steve to transfer.

Alaina notes we will have a contact from a person investing our money.

Need to have the bank clean the carpet in front of 202 to clean the carpets.

Suggestions Box: Newsletter item Laundry room item.

New Business:

Bud's bid for the fire door trim replacement is accepted. Bud will start this week on the work.

The roof needs to be inspected and see what type of leak is coming in by unit 511.

105's utility bill is so high the owner of 105 needs to contact Xcel.

Newsletter:

Unfinished Business:

Cleaning the building. Carol will give Kim until the 20th of the month to accomplish the touch up painting and items that have not been done on the outside. Carol will obtain some bids for the cleaning and see what we need to do.

East and North side of the buildings needs to be cleaned and maintained. We need to get rid of the weeds, pruning, lay weed barriro and rock and maintain. Signs and post need to be put in the Asphalt so we do not need to move them.

Developers Plan lets see what they are working on.

Todd would like to look at a roof top deck. The Board needs to look into noise implications.

Check with the city to see what the property barriers are so we can place the parking signs.

Carol will need to do balcony inspections after January 15, 2006.

Bud has a solution for the dumpster. The dumpster gate needs a new wheel.

New Business:

Need new mulch in the garden area. Bob can reimburse.

Painting and new carpet in 2007. We need to look at some pricing and get some ideas.

Alaina would like to do the interior of the property.

Fencing-- if we can add on to the fencing and work with the builders we would like to make Lake Park a fenced community.

Announcement: Next Board meeting, Monday, February 6, 2006 at 6:30 p.m. in 512.

Adjournment: Barb motions to adjourn, Bob seconds all in favor.

Lake Park
Board Meeting Minutes
February 6, 2006

Roll Call: Barbara, Todd, Patrick, Bob, Alaina

Management: Carol with CMR

Guests Present: Jim with Broomhall Brothers

Guests:

Heating System: Jim from Broomhall came in and talked about the boiler and heating system. He needs to have a count of the total amount of shower heads. Jim feels we need to separate the hot water to save the most money. Jim would like to upgrade the water. We need 3 water heaters and 2 storage tanks. Alaina would like to have a bid from what Jim is proposing and see if it is even possible to be done due to code and if the building is engineered. Carol need to fax some thermals over to Broomhall Brothers.

Minutes: Need to add Alaina's name and unit number needs to be changes to 507. 203 needs to clean the carpets. With the above corrections, Bob motions to accept the minutes, Alaina seconds, all in favor.

Financials: Checking \$5946.46 Savings \$20,000.00, Money Market \$72,249.88 Lets e-mail the attorney.

Suggestion Box:

Bob notes a credit card was turned in.

Unfinished Business:

Bud is done and has painted the trim around the fire doors.

Carol needs to pull the plot plans. Steve may know who designed the building.

105 had an electric bill of \$180. The unit has been connected but they need to contact Xcel to have this researched.

Developer – lot we need to be informed of anything new.

Carol needs to get the plot plan for the property so parking signs can be installed.

Salvador is hired to do the cleaning for the property.

Light at the entrance needs to be replaced.

Signs are in progress.

O'Dell's renter needs to be fined.

Newsletter:

New Business:

Roof top deck patio, \$15,000 to \$18,000. This is a future project. We need to take a look at a realtor to look at what the increased value of each unit would be. Carol will have the roof looked at. Cables can look into it.

410 can install the French door with no mutton bars.

203 needs to be more secure with the window open. Need to do a letter.

Bob went over the list of units that are having problems with the hot water.

Unit 410 did not pay the increased dues amount due to the inconvenience of not having hot water. The Board is in agreement that unit 410 needs to pay any past amounts owed.

Kim will get \$50.00 off of her dues for her services doing the parking monitoring.

Announcement: The next meeting will be in unit 507 at 6:30 p.m.

Adjournment: Alaina motions to adjourn, Barb seconds, all in favor.

***LPCA Executive Board Meeting
Agenda
April 3, 2006***

Roll Call: Todd, Barbara

Meeting Minutes: Barbara and Todd went over the meeting minutes for the month of February; there was no meeting in March due to scheduling conflict

Punch List:

- Need to get the roof report done
- Need to contact the developer
- Get the Plot Plans
- Check the city to make sure we can go thru the park.
- Get bids on the rod iron take photos.
- E-mail the phone conversation developer
- 208 need to look into the collection. Steve
- Look at the green doors during inspection and Front entry
- SBPW needs to be better on collections and we need to get tougher. E-mail the board the response.
- Broomhall needs to be called regarding the leak 1st floor needs an access panel.
- Shampoo the carpets. 203 out needs to clean the carpets.

New business:

- Alyssa would like to do the \$450 for the green doors
- Alyssa would like to do the entire mail room Carol pricing contact Alyssa
- Lake Park Sign is still in progress
- Broomhall notes that the pipe is still leaking, Todd will contact Broomhall
- Bud can make an access panel
- Parking need to have the signs installed. Plot plan for the signs. Carol

Newsletter:

Parking to \$25.

Developers update

Announcement: Barb's 411

Adjournment: Barb motioned to adjourn Todd seconds, all in favor.

**LPCA Executive Board Meeting
Agenda
May 8, 2006**

ROLL CALL: Bob, Alaina, Patrick, Barbara, Todd,
Randy, Irene, Alyssa,
Barbara called the meeting to order at 6:28 p.m.

MINUTES: Barb motions to accept the minutes, Bob seconds all in favor.

UNFINISHED BUSINESS

Lake Park Sign—Bob and Bud. Done and looks good.

Plot Plans – Carol, Done gave what Denver had to Todd, Todd notes that we should wait until the survey is filed with the new property

Developers Plans – Carol, Still under planning stage no start date

Roof Inspection – Carol, Caleb's roofing – need roof status in writing. Roof is ok still waiting on status in writing – Not Done, Todd notes \$20,000 to do a roof top deck there is a leak on 511 and 512 that needs to be repaired. Todd notes that this is an ongoing problem. Todd passed out the plan for the balconies.

Indoor painting – Carol, Waiting for bids

Balconies – need painting bids, Sheehan to come to meeting and other ideas – Carol, Review bids, the painting we should have a bid by weeks end.

Gutters Todd notes that we would like to do the gutters. We should have Bud do the epoxy painting. Carol needs to get an estimate on the gutter over the porches and spill ways. Can water be routed to down spouts that already exist?

Shampoo Carpets outside of 203—Carol to contact, Barb completed need to reimburse Barb. Lisa tenant can not be on the parking lot and all of the repairs need to be done. Kim needs to be let know.

Broomhall Brothers 1st floor leak – Solved Bud to do access panel. Darla from Broomhall notes that it is repaired and the access panel is done.

For owners still not getting hot water, Bud or Todd could do the repair for \$40.00. Barbara notes that her hot water is still not solved.

Repaint Green doors – Alyssa will do for \$450. Pending board decision.

Rod Iron fencing and gate around parking lot – Alaina, Carol for bids. We can access the park with a gate but Denver will no maintain or cut a path. If we want a path, we must submit plans in writing for approval. Carol went over the gates and Alaina will have bid for the next meeting. Tabled until August/September

NEW BUSINESS

Bargain with them and for the Xcel tower

Barbara is willing to use her land line for the meter reading for the Energy Company.

Dog fecese on the deck. 401, 307, 309 needs letter. Bob notes that the 103, 107, 401 dog on a leash letters.

Bob would like some money for plants. The Board is ok with Bob getting some money.

We need estimates on the landscaping for the North and East side of the building for clean up and new rock barrio.

NEWSLETTER

Barbara has information for the newsletter. Alaina will do the newsletter.

ANNOUNCEMENTS: The next meeting will be on June 5, 2006 at 6:30 p.m.

ADJOURNMENT: Barbara makes a motion to adjourn, Bob seconds, all in favor.

Priority:

- 3 Boilers,
- 1 Gutter System
- 6 Painting insides
- 2 Roof top deck
- 7 Fences
- 4 Rusting is a problem
- 5 Interior painting
- 8 Sprinkler System

**LPCA Executive Board Meeting
Agenda
June 5, 2006**

- ROLL CALL
Steve, and Phillis
- MINUTES

- FINANCIALS
Delinquencies

- UNFINISHED BUSINESS
Painting-
We need to post on the board for the type of paint that needs to be paint
Gutter bid, Bob and Todd notes there may be other options.
Barbara notes we should have some gutters. Todd is not sure that this would be a good fix it would only help about 50%. We should need some epoxy done. Steve though we should run some holes to drain the water off of the decks. Lets go forward with Mile High Seamless Gutter for the gutters and Todd would like bids for the epoxy. Lets a get a bid from Bud, Balcony sealant.
Lake Park Sign – Done and have not been torn off
Xcel Reading Phone Line -- Done
Cell Towers – There is no negotiation
Perimeter fencing Alania has no information at this time and will continue to work on it.
Steve Dow still has not start date. We are waiting.
Landscaping. Bob and Carol will meet with the landscaping company. Bob did an experminate on the corner. Bob has 7 more trees to plan. He needs help hauling and to get the trees. Bob thank you for everything. Bob notes he is voleenteer a lot and would like his lock for free.

Balcony Inspections

Door Inspections

Roof Top Balcony several units on the 6th floor would are against the balcony. Phillis notes the noise BBQ smoke and cigaret smoke. The Board went over the positive atrbuites for the balconies. Phills would like to have the time controlled.

- NEW BUSINESS
New HOA Director Carol introduced Kathy Anders as the new HOA Director

Suggestion box good roof top deck

The elevator has foul smell and the carpet in the common areas need to be cleaned.

March 23, 2006 – 304 needs to get letter, 307.

Submitted a bill for bills, Yvonne needs to pay bob asap.

Todd has a receipt for a reimbursement.

Barbara needs to be paid the additional \$200. on her pay check. Needs to be on June. End of March from 4/05.

- NEWSLETTER
- ANNOUNCEMENTS the next meeting is July 5, 2006 at 6:30 p.m. in unit 411.
- ADJOURNMENT Motion to adjourn

**LPCA Executive Board Meeting
Minutes
July 5, 2006**

- ROLL CALL
Barbara, Todd, Phyllis #601 & Tim
- Guest Speaker

Jim from Broomhall provided hand outs regarding the boiler system with options for repair. Jim also brought up the subject of solar. Jim agreed to come back in the fall to discuss further.

- MINUTES
To be e-mailed for approval
- FINANCIALS
Delinquencies Unit #408 Start aggressive collection
- UNFINISHED BUSINESS
- Action Log
- NEW BUSINESS
Tim to repair trash dumpster enclosure & will be reimbursed for out of pocket expense by return mail.
Todd to get a price for a water line to the front of property Todd will also talk to Virgil about drip system (Installer).
Natural gas – 2 payments \$4,000
- NEWSLETTER – To be done in August
- ANNOUNCEMENTS the next meeting is August 2, 2006 at 7:30pm in unit 411.
- ADJOURNMENT @ 7:45pm

LPCA Executive Board Meeting
Draft
August 2, 2006

- ROLL CALL
Bob – Barbara- Allison-Patrick-Alyssia-Todd

- MINUTES – Need to approve June (Carol to e-mail by Friday) & July
Bob moves to approve the July minutes Todd seconds.

- FINANCIALS
Delinquencies

- UNFINISHED BUSINESS
Action Log
Fencing – table until construction we no more about the construction next door.
East & North side done landscape clean up done except for a little week wacking Todd & Bob will finish the work
Alaina will no longer be available to write the newsletter so Bob has agreed to take over the duty. Newsletter deadline to 20th
Parking violation car was there longer than three hours. Resident responded with a letter. Car is no longer parking there. No need for a fine or hearing.
Caleb's Roofing was called into to evaluate the membrane of the roof. Todd reports that their suggests for handling the roof before the deck is started brings the price of the deck much higher than anticipated and would also decrease the size of the deck. Alysisa and Patrick both expressed concern about the cost and should this month be spend in other areas. Decision was made to have this be a topic at the annual meeting. (Possible reason for a special assessment)
Sprinkler system vs roof \$170.00 with what is currently in place could work. Bob think the system is inadequit, Burry exhisting
Bob raised question about solar –
Deck – Patrick 15 to 20 thousand went it gets to 25 to 30 other items should probably be addressed. Set a limit on what to spend Todd like 40x40 with Todd and Bud to be able to work dosen't want to spend to much money maybe should look into a club house.
Common area brings value to property can create a common area that dosent have to be on the deck. Unique postion to mountain to downtown. Alysis suggests a special assessment. Want to see

what happens with the property next door. Steve Dow paragon find out what is happening. Bob's new idea balcony to cover with polished aluminum provide a high tech look no color unique statement cover either just the front or both side.

- **NEW BUSINESS**

- Recycling who will dump Barbara will watch

- Skunk – Alysia to trap (5)

- Tower Leases check into them

- Elevator company door not closing properly

- Todd to meet with addition boiler people.

- Call Broomhall to repair existing leak

- **ANNOUNCEMENTS** Reminder - Meeting will now be the 1st Wednesday of each month at 7:30pm location will be determined at each meeting.

- **ADJOURNMENT**

Draft

**LPCA Executive Board Meeting
Minutes
September 6, 2006**

- CALL TO ORDER @ 6:48pm
- ROLL CALL: Phyllis, Bob, Tim, Barb, Patrick
- MANAGEMENT - Kathy
- MINUTES – Bob moves to approve minutes Phyllis Seconds
- FINANCIALS
 - Cash Account \$3,730.65
 - Savings/Reserve \$117,524.44

- UNFINISHED BUSINESS
 - Hotel – Remodeling will take care of trash- Barbara called and hotel promised to take care of everything once remodeling is done.
 - Skunks – No one has seen them
 - T-1 / Todd not at meeting to update.

- NEW BUSINESS
 - Complaint Handling - go with the rules
 - Geoff did not show up for hearing, board agrees to fine \$50.00
 - Smoking outside the laundry room – no smoking in common areas ok to post oxygen warning, newsletter no smoking in hallways
 - Attempted break-in to Felimas
 - Follow-up on lock repair
 - Boiler - Todd Patrick proposed RFP for a new system for hot water heaters use big boiler for heat. Three bids
 - Questionnaire Results – Balconies, Painting of Common Areas and New carpeting.
 - Check on tower deal, can we lease out to another company.
 - T-mobile. E-mail current agreement. Create competition for the tower.
 - Steve change meeting on web-site to 1st Wednesday at 7:30pm location to be determined.
 - Drains – Barb to handle.
 - Phyllis would like to take over the newsletter

- ANNOUNCEMENTS Reminder - Meeting will now be the 1st Wednesday of each month at 7:30pm location will be determined. Next meeting November 1, 2006

- ADJOURNMENT @ Bob moves to adjourn, Patrick seconds all in favor adjourn at &7:55pm