Lake Park HOA
Board Meeting Minutes
June 4, 2008

Meeting was called to order at 6.40pm

Roll Call:
Board Members: Barbara Chavez, Phyllis Warthen, Bob Davidson & Allison Smith
Members: Bud Gordon, Keri Jensen, Jackie & Steve Albert
Colorado Management: Kathy Andersen

Meeting Minutes: The minutes from the May 7, 2008 meeting was presented for review and approval. Phyllis motions to approve the minutes as presented Allison 2nds, all in favor.

Financials:

Cash-Main Acct.	$ 9,109.62
Savings Account Reserve	$10,000.00
Total Current Assets	$115,508.65

Board financial packets were also distributed at the request of accounts payable. After a brief review it was noted that there are multiple trip charges to install the locks, Kathy will have an explanation by the next meeting.

The accounting questions from the last meeting were discussed and explained and what it boiled down to was they there were coding error and journal entries were made to correct.

Community Forum –
Jackie and Steve were in attendance and wanted to make the board aware that there was a great deal of noise disturbance from unit #301 and the board was in agreement that this unit needs to be fined. Also on Sunday they had to have someone's car (unit 304) towed and there ending up being an altercation and the police were called. The Albert's were concerned that this person was advised of who called in the tow and felt like this should be the job of the management company. Kathy stated the reason the management company can't do this is because someone needs to be on site with the tow driver gets here to sign is ticket. The entire board had volunteered to be responsible for calling the tow company. Need to verify who the tow company is and also could use some new signage from the two company. Bob motions that 9 signs be ordered that say "Reserved Parking Only – Tow Away Zone" they need to be made in such a way as to hang on the chains.

Keri Jensen was there to let the board know that she has a new potential resident Renee Martinez moving in and gave some details about her. The board asked Keri if a background check had been done of which the response was no. The board strongly expressed to Keri their concern for the type of residents she has been choosing to rent her unit to and that the board will no longer tolerate and violations of the rules and regulations and that Keri is responsible for any fines that occur from violations made by her renters. Kathy get the prices from Steve on how to go about doing a background check thru CMR. Keri would like Kathy the send her the application and have a background check completed.

Old Business:
Kathy forgot the action log but discussed the few items that were outstanding. Kathy is still in the process of securing bids to repair the deck on unit 412 and will try to have them by the next meeting. Also questions if there is still a need for signs. It was decided that they would start with

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3 signs stating that “Your activities may be monitored” and then determine at a later date if there is a need for more of the same signs.

Kathy supplied pictures from an online company for the boot scrappers. It was decided that Phyllis would pick up the boot scrappers one for the front and one for the back and will submit the invoice for reimbursement.

New Business:

The violation form and procedure for handling violations was presented to the board and Phyllis will also add information in the newsletter on how to submit a violation online.

Board agreed that they would like Phyllis to include in the newsletter the statement that it is mandatory that all owners supply their renter with the rules and regulations of the community and that the Board of Directors plans to strictly enforce these rules and regulations to continue to maintain the intergerty of the building. Rules and regulations are on the web site www.cmrdenver.com.

Next Meeting: June 4, 2008 at 6:30pm location to be determined.

Adjourned: Barb motions to adjourn at 8:25pm Bob 2nds, all in favor.

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