

*Tennyson Terrace  
Board Meeting  
January 22, 2002*

**Roll Call:** Steve, Charlie, Jill and Steve and Carol with CMR

**Financials:** Checking \$5910 Savings \$1895

The checking account and the balance sheet from IPM do not balance. It is about \$1300 off. Guy feels it could be something not entered. These figures also represent \$1800 of the 1<sup>st</sup> of double payments to the insurance company. They are still fighting over the 2<sup>nd</sup> year of double payments.

Steve feels we will never reconcile completely with IPM but we need to collect some more of this large amount owned to the Association. We also need to reconcile so we can do our taxes.

WE are hoping to have it cleaned up before March.

Guy sent the association documentation. If the Board is interested in looking through the items please come to our office and feel free to look through it.

Jen notes her account is not past due and this is a problem that was supposed to be cleared up with IPM. Steve S asked the Board if they would like to 0 out the account. Charline notes please 0 out the account.

Steve would like the latitude to clear the accounts if there is a minor balance and if it is a dispute with IPM. The Board is in agreement.

The Board should be receiving the financials.

Steve S suggests we look into a saving account. Steve S would like to see \$3000 to start a saving account. Steve G agrees, all in favor.

**Unfinished Business:**

CMR has backed off of the insurance until Guy has settled the account.

Joan from CMR is looking to the differences between State Farm, Nessivach insurance.

Charlie notes we should wait and see if we want to pressure a different. Once we decide on a company, we need the agent to come out and talk to us about the coverage.

**New Business:**

According to the records we have received, the Association has never filed taxes. CMR believes the Association does not have a tax ID number. We need to ask guy if he ever had a tax ID number. If not lets not do anything this year.

Look into an area where we can get our most interest.

Charlie does not want to start anything new.

Steve would like to get a draft budget done and do a reserve study. In order to complete we will need to get estimate on the roof and estimate on the exterior paint

Steve G notes if we have a strategy in place for all of the homeowners.

We need to get estimates on the crumbling stone foundation.

The Board is doing the snow removal.

The fence needs to be looked at get an estimate at repair and staining.

George will get with carol all the e-mail addresses.

**Announcement:** The next meeting will be February 13, 2002

**Adjournment:** Steve makes a motion to adjourn, Charlie seconds, all in favor.

**Tennyson Terrace  
Board Meeting Minutes  
April 8, 2002**

**Roll Call:** Charlie, Steve

**Guests Present:** Shelby

**Management:** Carol and Joan with Colorado Management

**Unfinished Business:**

The Board would like to review bids for the masonry, painting and fence in the next meeting.

We have heard nothing from IPM regarding insurance and money owed. We also need the past accounting or taxes in order to do the 2001 taxes.

For the winter 2002-2003 the Board would like to look into snow removal.

**New Business:**

Joan reports that she has been dealing with both insurance companies. Joan notes State Farm has not been responsive or very helpful through the errors and also giving information. Nessvich Insurance is \$300 less than State Farm and is extremely helpful. The coverage is \$90,000. Steve does not feel this is enough and in the future we should look into additional coverage.

Carol reports individual owners are receiving waste water bills. Most associations receive one bill and the bill covers the entire complex; however, with the individual addresses each unit is receiving a bill. Charlie motions for the Association to pay the waste water bills once a year and any owner who has paid the bill can be reimbursed with a copy of the paid bill.

CMR had a problem finding the plumbing for a future homeowner that was having the property inspection for purchase. Steve notes there is no access to the plumbing under the building the plumbing runs along walls and above.

**Adjournment:** Charlie motions to adjourn, Steve seconds, all in favor.

*Tennyson Terrace  
Board Meeting  
July 11, 2002*

Roll Call: Charlie, Steve, Shelby, and Michael.

Minutes from the April meeting

Dues are due by the 15<sup>th</sup>.

Welcome new members.

The masonry bid is \$690.00

The painting bid came

Fence repairs \$2556.00

Charlie notes we are trying to prepare for the future.

Electrical came in much lower than what was expected.

Charlie notes he would like to do the fence with volunteers help. September would be a good time to do it.

Shelby yard to fix the sprinkler. The sprayer. Shelby will check with Joe.

Masonry schedule. Contact Charlie at work.

Next year. Paint the building.

Shelby asked about insurance,

Mike notes there is an old board up frame and she would like to put in a window. Charlie submits it to the HOA and they will approve it if there is no change in the unit. She does not need to submit a plan.

Charlie notes that the tree that Mika tree will go into the line. Steve notes we would like to move the tree or have an agreement to move.

Steve Smalley notes the dues are fair.

Steve would like to see an account for the roof only. Charlie would like to think about it.

Shelby notes how after do we need the rotor roter. She will call CMR if problems arise.

New Business:

Financial statement sent to everyone.

Steve notes he received a e-mail for monica paid \$106 hoa.

Monica needs her \$106.00 Charlie seconds all in favor. Needs to receive her money back.

Snow removal will be done on a volunteer basis.

**Adjournment:** Charlie motions to adjourn, Steve seconds, all in favor.

