Tennyson Terrace
Board Meeting Minutes
April 15, 2009

Meeting was called to order at 6:29pm

Roll Call:
Board Members: Dan, Jill & Tim
Guest: Jennifer (Unit 3509)
Colorado Management & Realty, Inc: Kathy Andersen, HOA Director

Meeting Minutes: Minutes from December 11, 2008 were submitted for review and approval, Tim motions to approve Jill 2nds all in favor.

Financials:

Cash-Main Acct.	$5,014.34
Saving Account/Reserves	$2,617.83
Long Term Reserves	$2,841.93
Total current assets	$10,474.10

Kathy stated with the amount of money in the main acct. now would be a good time to move some more money to the reserve account to build up for roof repairs. Discussion was entered into regarding delinquencies and what fund the association can be expected to get over the impending months and the new that unit 3503 was purchased and that unit 3507 will be going to sale on 5/7/2009. Kathy explained how the super lien money works and how if the unit forecloses and the bank own they will owe super lien money plus dues from that point until sold. Tim motions to move $2000.00 to the long term reserve Dan 2nds all in favor.

Old Business/Open Action Items:
Back yard – the back yard is considered a limited common element and is the responsibility of the homeowner. Fence around perimeter and between units is a common element and is the responsibility of the association.
Concrete Repair – is scheduled to be completed by the end of the month.

New Business/Additions to Action Log:
Dan states that the pillars in front are cracking and Jill states that the fence post between hers and Dan's unit just fell down. Kathy will have handyman check out the pillars as well as the fence post between unit 3511 & 3515. Handyman needs to call Jill.

Dan submitted a storm drain bill for reimbursement.

Sprinkler System: It was determined that the board would handle starting up the spring and the turn is located in Jennifer's unit 3509.
Adjournment: Tim motions to adjourn, Dan 2nds all in favor meeting adjourned at 6:58pm.

APPROVED