Denver Club
Annual Meeting
January 24, 2007

Roll Call: Shelly Thomas, Brian Motykowski, Steven Helmericks, Charles Winokur

Management: Steve Smalley and Kathy Andersen

The 2004 Annual Meeting minutes were presented for approval. Charles motions to approve Brian 2nds, all in favor.

Financials:
Budget comparison was presented to the board, along with 07 budget. Insurance increase. Reserve study for the next meeting. Shelly makes a motion to accept the budget for 07 with the change to insurance, Brian 2nds all in favor.

Election of Directors:
Steve discussed the possibility of a 5 man board of directors; everyone likes the idea of an equal voice. Charlie said we don't have all 5 people here tonight so how easy is it going to be in the future to make this happen. Shelly has actually only held her position for a year which leaves only one board position open. Steve and Charlie have decided to run for the board. Shelly questions how they feel about the reserve fund, dues increases. Charlie feels the need to make changes in regard to the results from reserve study, he has also lived there the longest 2nd person to buy so has a vested interest in the property and Steve stand is he would propose some changes in dues if not an assessment and more of an advocate for strong building maintenance. Steve would also hold himself responsible for issues at hand and would work to stay in budget. Ballots were made and the results are as follows;
Steve will hold the position as President for three years term starting in 2007.
Shelly position as Vice President will end in 2008.
Brian's position as Secretary/Treasurer stay will end in 2007.

Open forum Questions:
Smoking has become an issue**.** Need to evaluate rules in this regard and incorporate the new common area smoking laws.
Newspapers continue to be delivered asked to have them cancelled. Denver Post(Sunday Edition)
Sink by washing machine is getting plugged up check on getting snaked out. Get three price quotes to have the drain snaked.
Announcements:
Present calendar to be included in the board packets along with billing statements.
Adjournment: Shelly moves to adjourn the meeting at 7:30pm Steve 2nds, all in favor.