Denver Club
Board Meeting Minutes
April 23, 2007

Meeting was called to order at 6:39pm.

Roll Call: Steve Helmericks, Shelley Thomas, Angela & Chris Enyeart

Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The September 19, 2006 minutes were presented for review & approval. Shelly motions to approve minutes as presented and Steve 2nds.

Financials:

Cash-Main Acct.	$ 743.20
Savings Account Reserve	$
Total Current Assets	$743.20

Unfinished Business:
Action Log
Look for exhibit C - 2003 Joan was the community manager at the time.
Check into rules – Steve believes there are some very general rules.
Drain - The board agrees that it is important that once a year the drain need to be roto-rootered to prevent root blockage. Chris mentions that there is a product that you can pour down the drain to prevent tree root blockage. Shelly motions that we rotor rooter every Sept. starting 2008, Steve 2nds. Check out what this root stuff is and how environmentally safe it is.
Leaking - Skylight still leaking in Angela's Unit. This topic was brought to the board and Chris and Angela have gone to a fair amount of effort into trying to solve the problem but there is still some leaking going on. Bob Bradley from Roof Brokers is in prison not available until the end of the year. Bob seemed to have the most knowledge and Chris intends to still pursue that effort. Bob took pictures during his process to see if the skylight was the problem and Chris will forward these pictures on to CMR to help with the effort to solve the problem. If it is not leaking after these days of rain Chris would like a water test done to prove if it is a skylight problem. Renters are moving out at the end of the month board agrees that this would be a good time to perform a water test to see how it is getting to the drywall. There may be a need to have a roofer also look at it after drywall is off. Steve volunteers to help with the drywall removal to help with diagnosis of this situation. Is this really homeowner problem or an association problem?? The board requested that CMR move forward to get results from Bob Bradley.
Handrails - One side not painted, check for splintering and exposed nails.

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New Business:
Steve states that he thinks Bryan will be listing his unit soon and would like Kathy to check and see if he is indeed selling.
Electric Meters (south side of building by the cellar doors), Steve feels that this area is somewhat unsightly and suggests an enclosure would look better and enhance the property. Steve volunteers to do the work if he can be reimbursed.
The topic of recycling was addressed in regard to where the receptacles are located. Everyone agrees they should not be on the porch. Shelly suggests maybe they could be store by the meters behind the purposed meter enclosure. Board will view the site and come up with suggestions as to where to put the recycling bins.
Board states that they knows they are nearing the time when some work is going to have to be done on the building, perhaps the roof is going to be the next thing to address, they are not sure where to begin. Kathy brings up the topic of a reserve study and explains the information that would be provided. The aboard agrees this would be a valuable tool for the.

Next Meeting:
July 23, 2007, Handlebar Grill at 6:30pm

Adjournment:
Shelly motions to adjourn the meeting at 7:57pm, Steve 2nds, all in favor.

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