Denver Club
Board Meeting Minutes
September 16, 2008

Meeting was called to order at 6:40pm.

Roll Call: Steve, Shelley, Brian Laura & Charlie

Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The August 8, 2007 minutes were presented for review & approval. Brian motions to approve minutes as presented and Steve 2nds, all in favor.

Financials:

Cash-Main Acct.	$323.02
Savings Account Reserve	$
Total Current Assets	$323.02

The budget comparison thru 9/16/08 was presented and it show that Denver Club is running on a pretty tight budget. Kathy introduces the idea of either a dues increase or a special assessment in order to build reserves. Charlie interjects that he doesn't really agree with the idea of a reserve but a dues increase is a good idea. Charlie's feelings are that if anything of a capital expenditure type of thing would most likely be covered by insurance or that each owner would just have to split the cost at the time of the occurrence. Kathy stated that she is looking into the reason for the difference in the water bills from 2007 to 2008 and will try to get a credit but can't make any promises as there may be a reason for the high usage in 2007.

It was decided that a $20.00 a month increase in dues is necessary and would like it to be effective Dec. 1, 2008. Steve motion to accept a dues increase as stated, Shelly 2nds, all in favor.

Unfinished Business:
Kathy states that she has not been able to find any rules that were adopted for the community, Steve said he has something and will provide a copy, Laura is going to look thru her sale paperwork and see if she was provided with anything and will also provide to Kathy if there is anything.

New Business:

Steve would like to see an updated e-mail list, so Kathy has everyone supply their current info and will put it all together and e-mail it to everyone tomorrow.

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Steve brought up the topic of the curb appeal of the building and Charlie provide some ideas he has for the easement between the side walk and the street, Steve interjects that the bushes which he believes are Holly are just out of control and are nasty thorny things and would like to see them removed, also the peach tree is also out of control. Shelly stated that the peach tree doesn't have a very long life span and will probably be die off soon would rather see it just trimmed back. Shelly also expressed concern over vines growing into the electrical wires. Kathy will contact Xcel regarding the vines. So the final decision in regard to curb appeal / landscape project is to take care of the front area with mulch, if someone can be found to remove the holly bushes for $150.00 that will be done and the area around the mail boxes will be addressed with some flag stone. This project will be completed by Steve, Charlie & Brian, and Shelly & Laura will help out where they can. Charlie stated that time is of the essence for him and he would like to get started this weekend if possible and be done before the snow files. Receipts for materials will be sent to Kathy for reimbursement. E-mail correspondence will take place between everyone in order to get the schedule worked out. Shelly states that she is concerned about greenery and it was stated that they would re-evaluate and maybe do some planting in the spring.

Lighting – New lights were installed on both sides of the building which everyone is very happy about. Brian provided one receipt for reimbursement and will send the other one as soon as it can find it.

Snow Removal - There was concern over the cost of snow removal last year and Kathy states that snow removal is preformed whenever there is a trace of snow. The board agreed that they will take care of the snow removal until it gets to be too much for them to handle and would like to be on the on-call list. Kathy states that when you are on the on-call list your work will be completed after the scheduled clients.

Roof - If the snow gets to be heavy the board would like to have the roof shoveled. Kathy will find someone who can do this on-call.

Steve thanks Shelly for working with her renter to get the porch clean off and notes that the porch is a common area for the use of the entire building not just the bottom unit. Shelly will contact the renter and let them know that as it stands everything is acceptable.

Announcement: The next meeting is the annual meeting and this is where the budget will officially be voted on for 2009. Kathy states that there needs to be at least 3 out of the 5 owners present or by proxy to ratify the budget. Kathy will also try to have the 2009 calendar available for everyone at this time if not it will be mailed with statements.

Adjournment:
Steve motions to adjourn the meeting at 7:45pm, Brian 2nds, all in favor.

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