Denver Club
Annual Meeting
March 11, 2008

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

Colorado Management: Kathy Andersen

The January 24, 2007 minutes were presented for review and approval. Shelly motions to approve as presented Brian 2nds, all in favor.

Financials:

Cash-Main Acct. $735.82

The 2008 budget was presented for review and approval. Hearing no objection to the 2008 budget the budget is passed as presented.
The taxes were given to Steve to sign and will be put in the mail 3/12/08.

Election of Directors:
Steve, Shelly and Brian agreed to remain on the board. Ballots were distributed out of the five ballots returned the vote was unanimous to have the volunteers as the board of directors for 2008.

Assessment:

Pictures of the roof were presented and Chris explained the Tiley's & Alpines theory on the water test. Discussion was entered into as to which company to choose. The board determined they want to go with depending based on the guarantee and the one year warranty.
Roof Special Assessment is a ballot items which either approved or disapproves of a special assessment in the amount of $1500.00 to be divided amount the owners as outline in the governing documents. Votes were taken by ballot and out of the 5 ballots received 4 were in favor and 1 voter abstained. The assessment is passed.

Open forum Questions:
Areas of Concern

Spring Clean up is needed, porch is looking sloppy, tables and chairs are the only things that should be allowed out there. Shelly, will contact her renters.

Shelly has volunteered to spray the weeds.

Recycling in back of building against Chris's garage and Charles storage seems to be working just fine.

Hand rail pulled out and patch was pulled off – Steve will take care of this**.**

Front Door needs stain with a poly protection – Brian to have his friend Eric check it out.

Washer/Dryer is missing – What happened to them. Depending on what is found out check into a used washer and dryer. Kathy suggests Dupree and Shelly volunteers to check them out if need be.

Board would like the number for the no phone book delivery.

Board would like to see improved communication thru e-mail and phone, Kathy to create a contact list. (charles.wink@comcast.net)

Board would like to have the water bills and the insurance bills check out. (The water bills in particular April to September). Would like an over all look at the cash flow and the increases in several areas.

Adjournment: Shelly moves to adjourn the meeting at 8:00pm Brian 2nds all in favor. .