

**Denver Club
Board Meeting
April 2, 2003**

Roll Call: Charles Winikur, Lynn, Angela, Debbie by Phone.

Board approves Debbie participating by phone.

Guest: Chris Enyart.

Vendor: Kirk Tiley

Management: Steve Smalley and Joan Hollway

Kirk Tiley from Tiley Roofing presented a bid for the porch roof. Explained the problems with the deck and what needs to be done to fix the roof. The porch needs to be removed to fix the roof. They can remove the porch in one of two ways, they can remove it so that it can be put back intact, or remove it with the idea of a new deck being installed. He suggested getting an engineer's report on whether the roof can support the deck, and/or what could be done to the porch to support the deck. His proposal is for \$2600.00 which includes the removal of the roof so it can be reinstalled. If it does not have to be removed to be reinstalled it would be \$2000.00.

Debbie voices her opinion on the deck "as a selling point for that unit." She is in the process of selling her unit and has a prospective buyer, who likes the deck.

Board "Thanks" Kirk for his presentation.

Angela motions to approve Nov 3, 2002 meeting minutes. Lynn 2nds, all in favor.

Financial: \$3613.26. There is an increase of money due from the Xcel charges, that were not being charged to the owners, because of the change pending with Exhibit C. When Exhibit C is passed the prorating of the Xcel bills will be figured and then become due.

Outstanding Business: Finalization of Exhibit C. See attached for final Exhibit C.

Legal update: Charles expressed his concern on his feeling of the Special Assessment being unfair to him. He feels his Special Assessment should have been prorated to his portion of his benefit. He is also willing to remove the deck in a way that it could be replaced, with that reducing his outstanding amount being reduced by the \$600.00 that would be taken off the Tiley Roofing Proposal.

Board asks Charles and Chris to leave so they can go into Executive Session.

Board asks Charles and Chris to return.

Steve Smalley offers Charles the board's decision on his outstanding balance. The offer is "they will accept \$1200.00 and call the balance even, if he will pay \$850.00 in the next 2 weeks, and the rest, \$350.00 by May 15, 2003. He will then be responsible for his dues from May on, and when the Exhibit C passes, his prorated amount of the heating bill.

Charles and the Board will have to sign a release that his balance is now at Zero as of April 30, 2003.

Yard Work: no yard work should be being done. The only thing that should be done is snow removal. Refund needed for Jan, Feb and Mar. See Brian about taken them off the list for yard care.

Roof Bid: Tiley Roofing bid is only one current so far. Need to get more for evaluations. Will try Calebs to see if they will give an updated one. Have one from Calebs from 06/02.

Board agrees that the deck needs to be replaced after porch roof is repaired, based on Engineer's report.

CMR needs to get an engineer's report. Is the porch technically sound to hold the deck, what it would take to make it sound, and analysis of the deck, as to whether it is salvageable or a new one is needed?

Sick Tree: Did not have any at this time, will get bids before next meeting.

New Business: Debi Mahler boiler issue. Check Broomhall bill to see what was done.

Drainage issue. Debi said that the time the drains where worked on and she talked with the plumber, he said it was caused by lint from the stationery tub, and should have screens put over the drains to keep lint from entering them.

Joan Hollway said she talked with Del's Irish Drain, and the last time they were out on March 1, 2003, the major problem was roots in the pipes. Steve suggested that rock salt run down the drains from the house would possibly kill the roots and stop them from clogging the drains. Lynn said she could do that.

Angela motions to forego right of first refusal on Unit 3(2A). Lynn 2nds, all in favor. Debi abstains because it is her Unit.

Next meeting set for May 14 or 15, 2003, depending on CMR schedule. Preferably May 14th.

Lynn motions to adjourn. Angela 2nd's, all in favor

Meeting ends 10:00.

**Denver Club
Board Meeting
May 15, 2003**

Meeting called to order 7:00pm.

Roll Call: Charles Winokur, Lynn, Angela, Lora Trijillo.

Management: Joan Hollway

Angela motions to accept minutes as corrected, Lynn 2nd's, all in favor.

Old Business:

Pay off of Charles Winokur debt agreement read and accepted. Agreement signed by Charles and Lynn as President of Board.

Angela motions to accept Exhibit C with 2 grammatical corrections. Lynn 2nd's, all in favor.

Lynn needs right of first refusal.

General consences of board to forego right of first refusal on Lynn's unit.

Porch: Have engineer inspect. Lora will send names of engineers to inspect and recommend what to do about deck and porch roof.

Sewer: Del's Irish Drain thinks there maybe damage to the sewer lines. Del's recommends camera to inspect for damage. Lynn has done rock salt treatment once. No backups have occurred since Del's came out. Board wants to wait and see before doing anything else.

Check with Brian about light at bottom of front stairs.

Lora asks to have a peep hole installed in front door. Lora will install. Board approves.

Lynn feels no one was out to shovel snow, but will let charges stand. **NO YARD CARE UNLESS REQUESTED.**

Annual Meeting will be at CMR on July 17th, at 7:00pm.

Angela motions to adjourn. Lynn 2nd's, all in favor.

Meeting adjourned at 8:15pm.

**Denver Club
Annual Meeting
July 17th, 2003**

Meeting called to order 7:00pm.

Roll Call: Charles Winokur, Lynn Sitzberger, Angi Enyeart, and Lora Trujillo.

Management: Steve Smalley and Joan Hollway

Lyn motions to approve minutes from last annual meeting on April 10, 2002, Angi 2nd's, all in favor.

Financials: loss for last year because of one assessment not paid and the heating bill not collected, yet. The heating bill will be assessed if and when Exhibit C is passed.

Lynn motions to approve budget, Angi 2nd's, all in favor.

CMR presents bids from engineering firms to inspect deck on porch for structural recommendations.

Chisholm Consulting Services	\$400.00
Coyle Inspection Engineers	\$300-900 \$150.00/hrc
Homestake Engineering	\$380.00 \$95.00/hr min 4hrs

Angi motions to go with Homestake Eng with the understanding that they are not going to go much over 4 hrs, if not go with next lowest bid. Charles 2nd's, all in favor.

Steve suggests that we look at possible special assessment to cover improvements or use what's in the checking account to pay for porch repair and deplete the checking account.

Board discussed various options of paying for repairs, having a special assessment, or various amounts of increase to dues.

Lynn motions to increase the yearly amount of dues by \$500.00 total allocated by the established percentages to start on October 1, 2003. Angi 2nd's, all in favor.

Angi motions to approve First Amendment including Exhibit C, Lynn 2nd's, all in favor.

Election of Directors: Angi has 2 years left on her term
Lynn has 1 year left on her term. Lynn would like to step down today. Board approves.
Two new directors are needed. Lynn nominates Charles and Lora as board members.
Angi 2nd's, all in favor.

Angi motions to adjourn, Lynn 2nd's, all in favor.

Meeting adjourned at 8:00pm.

**Denver Club
Board Meeting
July 17th, 2003**

Meeting called to order 8:00pm.

Roll Call: Lora Trujillo, Angi Enyeart, and Charles Winokur.

Guest: Lynn Sitzberger

Management: Steve Smalley and Joan Hollway.

Election of Officers: Charles Winokur, President
Angi Enyeart, Vice President
Lora Trujillo, Secretary/Treasurer

Lora motions to adjourn, Angi 2nds, all in favor.

Meeting adjourn at 8:15pm.