

*Denver Club
January 31, 2005
Board Meeting Minutes*

Roll Call: Charles Winokur, Lora Trujillo

Management: Steve Smalley and Carol Bowers with Colorado Management

Guests Present: Chris and Bob Weiss via telephone

Charles called the order at 7:10 p.m.

Financials:

Carol notes that the Association has \$4676.74 in the checking and \$3001.50 in savings. There are no delinquencies to report at this time.

Steve reported that the taxes are due on March 15th; unless we ask for an extension and at this point we do not see a need to file an extension.

Unfinished Business:

First Amendment -- Bob Weiss notes that he has a concern with the First Amendment to the Condominium Declaration for Denver Club. Bob notes he is an attorney and feels the document is not complete and worded wrong. He is also concerned that the declaration has not been filed with the county. Bob has volunteered his time to help the Association correct the document prior to filing the document with the County.

Roof Deck--Bob also feels that the Roof Deck is the owner's sole responsibility for the maintenance because of the limited common element and its exclusive use by the owner and also would like to know why the roof is leaking. Bob has asked the owner of the deck Lora to upgrade the deck and to match the current structure. Lora notes she would be interested in doing so if the property showed signs of upgrading and clean up.

Also, it has been requested that the green chairs be removed from the front of the property. Bob Weiss will notify his tenant of the request.

New Business:

Maintenance -- Lora has asked for maintenance to come trim the bushes, rake leaves and a trash clean up on the property including the trash in the basement.

The Board would like CMR to get together a draft copy of rules and regulations for the property and a fine schedule.

Announcements: the next meeting will be on March 14, 2005 at 7:00 p.m. in CMR office to discuss Bob and Steve's findings and to approve the rules and regulations.

Adjournment: Charles motions to adjourn the meeting at 8:32 p.m. Lora seconds, all in favor.

*Denver Club
May 2005
Board Meeting Minutes*

Roll Call: Brian Motykowsk, Lora Trujillo
Management: Carol Bowers with Colorado Management
Guests Present: Chris

Lora called the order at 7:10 p.m.

Financials:

There are no delinquencies to report at this time.

Taxes are done and signed.

Unfinished Business:

Rules and regulations -- need we need to give the membership until the 15th to pay for their dues with no late fees. Personal belongings need to exclude the basement.

The roof is not acceptable and we need to make sure this is not done. We need to give Specialty Builders a deadline on the deck and go with someone else if they do not come out to replace the deck.

New Business:

Painting -- Lora makes a motion to accept the painting bid from Pappas painting to do the front of the building only for the curb appeal, Brian seconds, all in favor.

Dave is continuing to get a newspaper we need to call Bob Weiss and ask to have it stopped.

January's cleaning credit was never given to the Association.

The large lights are out at the property and need to be replaced.

The water heater is leaking and need to be looked at.

Piper Electric is scheduled for the hall and porch lights.

Announcements: The next meeting will be on June 13, 2005 at 7:00 p.m. in unit 2A.

Adjournment: Brian motions to adjourn the meeting at 8:45 p.m. Lora seconds, all in favor.

*Denver Club
June 2005
Board Meeting Minutes*

Roll Call: Brian Motykowsk, Lora Trujillo, Charles Winokur
Management: Carol Bowers with Colorado Management
Guests Present: Chris

Lora called the order at 7:10 p.m.

Financials:

There are no delinquencies to report at this time.

Unfinished Business:

The deck on top of the roof is not finished we need to continue to hold the money until this is accomplished.

We are not sure if Specialty builders or Cables Roofing stepped on the front north east corner and broke it. We will have Pappas Painting repair the damage.

Chris removed the satellite dish and if there is any damage it needs to be billed to 1A.

Dave is continuing to get a Wall street Journal newspaper we need to call Bob Weiss and ask to have it stopped or forwarded to David.

January's cleaning credit was never given to the Association and the property was never cleaned by the yard care and the credit needs to be given.

The large lights are out at the property and need to be replaced.

Piper Electric has come out and the porch lights are working.

The neighbor will maintain our yard.

The Board would like a portion of the hauling bill to be bill to unit 1A for all of the furniture that was left by the tenant from that unit.

New Business:

No new business at this time.

Announcements: The next meeting will be on July 25, 2005 at 7:00 p.m. in unit 2A.

Adjournment: Brian motions to adjourn the meeting at 8:45 p.m. Lora seconds, all in favor.

DRAFT