Denver Club
Board Meeting Minutes
September 3, 2009

Meeting was called to order at 6:37pm.

Roll Call: Charlie, Laura
Board Members: Steve H., Brian, Shelley
Colorado Management: Julie L. Baca

Meeting Minutes:

- The July, 2009 minutes were presented for review & approval. Shelley motions to approve as presented Brian 2nds all in favor. Charlie feels the meeting minutes are tainted and one sided. Steve H. feels they are fair and an accurate detail of the conversations.

Financials:

Cash main account	$ 228.85
Total Current Assets	$ 228.85

Old Business:

- Board wants to know what happened to the funds from the special assessment that where collected for the mailbox and front yard landscaping, Julie explains that the priority was to pay the Insurance premium for the HOA which left no funds to complete these two projects. Brian inquires about the number of homeowners that paid the special assessments a total of four out of five paid.
- Charlie asks about the status of the legal situation with him and the board, Steve H. interrupts and informs Charlie that at this point that subject is being left for discussion in a later executive session and that the board is not discussing this matter with him. Charlie informs the board that, that is what he is in attendance for and if they where not going to discuss he is not needed, Charlie excused him self from the meeting at 6:47pm.
- Shelley want to go on record showing the monies spent by the Homeowners at the property that where not charged back to the HOA but instead donated time and money.
    1. Laura spent $650.00 in deck materials and re-stained on her own time. Approximately 6-8 hours labor.
    2. Brian spent $2000.00 on deck and walk way, hired professional, licensed contractors with board approval.
    3. Shelley purchased used double load washer $250.00 and installed. Approximately 2 hrs labor/ delivery.
    4. Brain installed motion lights 2 on the side of the house, one at the entrance to the basement/ laundry room.
    5. Steve H. purchased materials and donated time to sand and re-stain the upper deck. In addition has volunteered to cut back the peach tree that is over grown on the side of the house. Approximately 6-8 hrs labor.

New Business:

- Brian is interested in having a copy of the insurance policy, in particular the D&O.

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- Brian requests permission to install an electrical outlet outside on the newly built deck for Holiday lighting, he again will hire a licensed contractor to install and pay out of pocket. Shelley motions to approve, Steve H. 2nds all in favor.

Shelley motions to adjourn and go into executive session; Laura is thanked for her time and cooperation. 7:15 p.m.

Executive Meeting Results:

- **Board decides to move forward with the lien and give 10 days for Charlie to cure his delinquency. At which time, the lien will be recorded and the Board and CMR will have an executive phone meeting to decide the next move, depending on the Charlie's willingness to come to terms.**
- **Brain and Shelley decide that a negation of the cost of the repair on the roof is at the best interest of the project and both are willing to forego those cost ONLY to Charlie if he agrees to pay in full the remainder of his delinquency to include any and all special assessments.**

Adjournment:

- Shelley motions to adjourn the meeting at 8:42 pm. Steve S. 2nds, all in favor.

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