Denver Club
Board Meeting Minutes
January 22, 2009

Meeting was called to order at 6:33pm.

Roll Call: Steve, Shelley, & Laura

Colorado Management: Kathy Andersen & Steve Smalley

Meeting Minutes: The September 16, 2008 minutes were presented for review & approval. Shelly motions to approve as presented Steve 2nds all in favor.

Financials:

The results of the mail in ballot were announced and a copy of the procedure was included in the board packet. The mail in ballot resulted in a dues increase of $20.00 per month effective February 1st and will be reflected on the upcoming statements.

Old Business:

Officers will remain the same and Shelly's term will be ending next year.

New Business:

Kathy introduced that there are two new items that she wants to discuss which are member reimbursements and a yearly event calendar. The yearly event calendar will be brought to each meeting and as we realize things that need to be done on the property once a year it will be added to the calendar which will help with future scheduling. In regard to member reimbursements Kathy asked that the board adopt a rule that basically states that there will be no member reimbursements without the prior authorization of the board and that no labor will be hired to work on the property without proper insurance which is to includes current workman's comp. Residents who volunteer to do work on the property will only be paid for material (receipt required) not labor and will not hold the association liable if they are injured while performing the volunteered duty. Shelly motion to accept the rule as stated, Steve 2nds all in favor.

It was determined that gutter cleaning needs to be done twice and year probably November and April. Kathy will get the price and also add to the yearly calendar.

Steve brought up the topic of not having a washer/dryer and it was determined that there are only two units that do not have these appliances in their units. Shelly has agreed to look into a washer/dryer and plans on donating it to the community for as long as it works.

Safety was also an area of concern in regard to the basement so Steve is going to look into the lighting, a lock for the door and a lock box.

Adjournment:

Steve motions to adjourn the meeting at 7:42 pm, Shelly 2nds, all in favor.

Approved