Denver Club
Board Meeting Minutes
July 9, 2009

Meeting was called to order at 6:33pm.

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

Meeting Minutes:

- The January 22, 2009 minutes were presented for review & approval. Brian motions to approve as presented Steve 2nds all in favor.

Financials:

Cash main account	$ 742.90
Total Current Assets	$ 742.90

- No Bills have been paid for the month yet
- Steve S. reminds everyone that insurance is coming due in August, we need to collect approximately $1400.00 to cover that cost.
- Research and e-mail board what the $649 charges are in building maintenance.

.

Old Business:

- Water bills are much higher in the winter months, go back research 2008vs 2009 usage / costs Nov-Feb.
- 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.
- Charlie unit #5 has completed the follow items on the carriage house without prior board approval: Roof Repairs, Siding, stucco work on garage, upper deck walls, exterior brick caulking and painting. Steve H., Shelley, and Charlie engage in heated discussion about the lack of respect of the governing documents that rule the HOA and the proper way in which Unit #5 should have handled the repairs. Shelley attempts to calm everyone and simply go forward with the meeting and look over some bids to get going on some projects that are much needed on the property, Steve and Charlie will not let it go. Charlie begins using foul language and raising his voice, Steve S. calls for the rude foul language to stop or the meeting will be adjourned. It was decided that each party would make their point and the meeting would move forward.

  - Charlie Owner unit #5: Charlie feels the HOA neglected the needs of the carriage house, therefore he moved forward with the repairs he felt was necessary (see above list). And chose to with hold his HOA Dues from Dec.08- Current.
    - Charlie states that he has spent $1,600 out his pocket on repairs to the carriage house, not to include painting that has been completed to the exterior of the building.
    - Charlie Puts property on notice, he is putting the carriage house unit up for sale.
    - Charlie wants to be refunded a total of $900.00 off his delinquent dues to cover the repairs he made without board approval. Shelley declines his offer, feels the board/HOA deserves all of his delinquent dues and can then request reimbursements according to the decs.

  - Steve H. owner/ Board president: Steve feels Charlie had no disregard for the documents that govern the HOA or the needs of the entire project, and feels that he (Charlie) will not cooperate with the board decisions, nor will he cooperate in

draft

building funds for additional projects to be completed at the project. Steve H. in favor of disregarding bids for other repairs until the situation with Charlie has been resolved. Shelley declines his request, stating that the rest of the project can't be ignored due to one person's willingness not to cooperate with the board. Steve H. wants it to be on record that he will continue under protest.

- 2A still has a leak in the roof.

New Business:

- Review of the bids for projects pending and Shelley motions to approve a special assessment of $12,500 to be collected according the decs and payable in full no later then Jan 1, 2010. Charlie 2nd (Brian 2nd as well) all in favor. Work to be completed in March/ April 2010. At which time new bids will be needed and a priority list will be created based upon the necessity of the project.

- Laura want to have a short term special assessment to purchase flowers and make repairs to the mail box structure. Brian Motions to approve an immediate special assessment collection of $1,000 to aid in these addition. Money's to be collected according to decs and payable by August 1, 2009. Shelly 2nds, all in favor. Should we have additional funds, Steve H. wants to get bids to remove the peach tree located on the side of the main house all in favor.

- Brian asked for permission to add an extended back porch area behind the main house and include a sitting bench, and open cover at his cost. Everyone walks to back to view layout. Shelley motions to approve, Steve H. 2nds all in favor. Shelley adds that the materials used must be uniform with the existing materials already in place on the deck, in addition once built, the area remains common element and becomes the responsibility of the HOA to maintain.

- Shelley motion to go into executive session, Charlie and Laura are excused and thanked for their time and input.

  - **Shelley and Steve H. discuss the fate of Charlie, who is 4 months behind in HOA fees.**
  - **Shelley motions to send him to atty. Steve H. 2nd, Brian not sure that's the best route to take, further discussion into how to solve without going to legal.**
  - **Steve H. Motions to give Charlie until the 15th of July to pay past, and present HOA due before sending to atty, Shelley 2nds, all in favor.**

Adjournment:

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

draft