

No 25 Downing Condominium Association Inc.

Board of Directors Meeting Minutes

October 22, 2018

Call to Order

The meeting was called to order at 5:30 p.m. in the Loggia. Board members in attendance were Kathleen Duggan, Carol Rathe, Kristin Hillsheimer, and Ted Stolberg. Absent was Ron Marshall.

Open Forum

There were no homeowners present for Open Forum.

Guests

There were no guests.

Director's Update

Financials for the month of September, 2018 were reviewed.

There were no delinquencies to review.

The minutes of the September 24, 2018 meeting were unanimously approved.

The Director's report was reviewed.

Ratification of E-Mail Decisions

The Board ratified the e-mail decision to appoint Kristin Hillsheimer to fill the remaining term of Tina Crew.

Old Business

- Electric Vehicle Charging Station.
 - Decision: Since the submission date for the grant has passed, this item has been tabled until next year.
 - Action: Gregg will set up a meeting next year with Ian from ChargePoint.
- Reserve study.
 - The Board decided not to create a summary to send to homeowners. Individual requests for information will be answered as received.

- Action: None needed.

- Pella Warranty Project.
 - Mr. Menghini, of Burg Simpson, and an SBSA representative are to do a walk through together next Monday to evaluate the situation.
 - Action: The Board will wait to hear from Mr. Menghini.

- Elevator Contract.
 - Bri from Winzenberg, Leff, Purvis & Payne has drafted a second termination letter to Otis.
 - Decision: The Board voted unanimously to send the letter to Otis.

- Security Cameras.
 - Advanced Security has given a proposal to install four cameras for \$4,000; two cameras at each front door, and two in each parking lot.
 - Decision: None at this time.
 - Action: Gregg will ask Advanced Security and Pat Wilderotter from Cherry Creek Insurance Group about liability for posting signs that the cameras are present.

- 2019 Budget.
 - The Board reviewed the 2019 draft budget prepared by Gregg and Nancy.
 - Decision: the Board made some changes to the proposed budget and unanimously approved a draft with a 7.5% fee increase. Reserve contributions will be increased to \$125,000.
 - Action: Gregg will prepare Annual Meeting notices and distribute the notices with a copy of the budget to the community.

New Business

There was no new business to discuss.

Check Signing

The Board signed checks.

Adjournment

With no further business to discuss, the meeting was adjourned at 7:08 p.m.