

NO 25
DOWNING



2017

Minutes

November 14, 2017

Sign in and Registration began at 6:45 p.m.

Call To Order at 7:04 p.m. by Carol Rathe

The proof of Notice and Quorum (20%) were established.

14 homeowners were present, and 32 proxies received.

Review and Approval of 2016 Minutes took place.

Homeowner HOA Education was presented.

Mike Kelsen from Aspen Reserve Specialists discussed the necessity of maintaining adequate replacement funds.

Director of Operations & Services Report was presented.

The 2016 accomplishments were listed as:

Elevator cabs refurbished

Change from Thyssenkrupp to Otis for elevator maintenance

New mechanical systems controller

High efficiency HVAC boiler with 6-burner system

Change in gas delivery company to United Power

Fire system contractor changed to Colorado Alarm

Reported window defects to Pella

Three resolutions to the declarations passed

Reserve study completed

Webpass installed

Increased property values

Financial Report, Budget, Reserve Study

The Financial Report was presented and the 2018 Budget was reviewed and ratified unanimously.

Election of Directors:

Carol Rathe and Tina Crew will continue serving as directors.
Ted Stolberg, Ron Marshall, and Kathleen Duggan were elected for two-year term.

No new business.

No unfinished business.

Homeowner Forum:

Recycling was discussed, contract will be increased to pick up two times each week.

Window defect was discussed.

It was also discussed that adding tint to windows voids the warranty.

Gregg was thanked for his hard work and many years of service.

Adjournment was at 8:05 p.m.