

# **No. 25 Downing Executive Board Meeting January 20, 2010**

The monthly meeting of the Executive Board of No. 25 Downing Homeowners Association, Inc. was called to order at 6:00pm in the Loggia.

## **Board Members Present**

Brian Zall, President  
Bob Hanfling, Vice President  
Jaime Richards, Treasurer  
Nancy Reynolds, Secretary  
Lisa Hoskins, Committees

## **Others Present**

Gregg Westwood, Director of Operations and Services  
Nancy Friday, accounting advisor

## **Approval of Minutes**

The minutes for the meeting held November 23, 2009 were unanimously approved.

## **Review of Financials**

The December financial statements were reviewed and were unanimously approved.  
All owners are also current with their HOA dues.

## **Unfinished Business & Ratification of Decisions since the Last Meeting**

Board members present unanimously approved the release we received from the current owner (Tara Thompson) of unit #1-704. Ms. Thompson approved the release she received from NO 25 Downing St. The board members unanimously approved the dismissal of the lawsuit pending against this owner, as well as the removal of the lien against the property.

## **Director's Report**

The director's report was included with the Agenda, presented by Gregg, and reviewed by the Board.

## **New Business**

The board members present unanimously approved to renew the current contract with Winzenburg, Leff, Purvis & Payne, LLP thru 2010.

The board has initiated a preventative measure to ensure unit #2-203 did not require remediation for mold due to a water damage that occurred in this unit. The board hired Kevin Evans, Rock Solid Hardwoods to inspect the condition of this unit; the outcome: **After looking at the drywall area in question it is my opinion that the steps that have been taken to kill any leftover bacteria or mold are more than sufficient to eliminate the problem. There is not enough residual moisture leftover to harbor any growth and the dry air here in Colorado will not allow it to survive.** The board then hired a mold remediation specialist to perform further tests to ensure that mold was no longer present in this unit and/or could spread thru-out the building: **The mold test was negative and reconstruction has been approved for unit 2-205.** The report is in the

homeowner's file. The environmental specialist also forwarded information to the board that will help the board to develop a protocol for future water damages found inside a particular unit(s).

The board is also revisiting the water damage that occurs in the Loggia. The environmental specialist suggested that we resolve this issue. Previous Boards have decided against paying for a water test with Pella windows; however, Shawn Bisallion, our water remediation specialist, and one of the few nationally certified water remediation and mold removal specialists in Denver, has reviewed the situation, and the board now has a plan for the repairs, remediation and removal of the baseboards and trim.

**2010 Goals:** NO 25 Downing St. turns 10 years old this year; the board has discussed a combination birthday party/summer party to celebrate.

Issues which have been discussed and will be revisited in 2010:

1. Solar Panel Energy Information
2. Cameras/Tightening of interior & exterior security
3. Possible addition of a front gate with entry code to courtyard

The meeting was adjourned at 7:15pm.

Respectfully submitted,

Gregg Westwood, Acting Secretary