

No 25 Downing

Executive Board Minutes

September 19, 2017

Board Members in Attendance: Tina Crew, Carol Rathe, Ron Marshall

Guests: Kathleen Duggan

The meeting was called to order at 5:42 p.m.

Homeowner forum: There were no homeowners present.

General business:

The minutes from the April 18 board meeting were reviewed and approved.

The August 31, 2017 financial reports were reviewed. Gregg will look at electricity consumption.

The Director's report was presented.

The email decision to fire Thyssenkrupp and hire Otis to maintain the elevators was ratified.

The email decision to maintain 6 months as a minimum lease period for leasing of units was ratified.

Unfinished business:

All three new resolutions passed. Gregg received a request from a homeowner to verify the votes. Gregg will discuss this with council before proceeding.

The elevator company and Denver Fire agreed that shunts do not need to be installed, saving the association \$25,000.

The fire control system permit has not yet been signed, but that is between the contractor and Denver Fire.

The new HVAC boiler installation is almost complete.

New business:

The proposed 2018 budget was reviewed. The board made a few changes and approved the budget as changed.

Kathleen Duggan was elected to fill Kylee Seacat's vacated seat.

The board for 2018 will be: Ron Marshall, Carol Rathe, Ted Stolberg, Tina Crew, and Kathleen Duggan.

The holiday party will be Thursday, December 7, hosted by Patty & Mike Clark.

The reserve study is almost finished.

EIFS repairs are going on currently.

A fire control system test will be conducted in November.

The board voted to charge an individual homeowner for the legal fees he caused the association to incur. The charges are to be added to his unit as "individual purpose assessment, attorney fees." Council is to assist in the drafting of collection letters as necessary.

The annual meeting is scheduled for November 14. Mike, from Aspen Reserve, is requested to be present, and Nate Postlethwait has been asked to present a comparison of assessments from similar buildings.