

**BLACKFEATHER CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, JANUARY 18, 2018 AT 6:30 P.M.
COMMUNITY CLUBHOUSE
CASTLE ROCK, CO 80104**

The meeting was called to order at 6:30 p.m.

- I. **ESTABLISH A QUORUM** (Two of the Three or Three of the Five directors needed)
Chuck Conner, President-ABSENT
TBD, Vice President
Chip Carl, Treasurer
Becky Chappell, Secretary
Katie Greene, Member at Large
- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
Board Announcements-The Board announced that a recently elected board member did not meet the Bylaw qualifications, therefore there is a vacancy on the Board.
Board approves the agenda or makes motions to recommend modifications-On a motion duly made and seconded, it was unanimously resolved to approve the agenda.
Board members disclose any conflicts of interest regarding agenda items-There were no conflicts regarding agenda items.
- III. **HOMEOWNER FORUM** – There were three homeowners in attendance. The homeowners expressed concerns about the excessive dog waste. One homeowner expressed concerns over a strange odor outside of her building.
- IV. **COMMITTEE REPORTS**
Landscape Committee-The Board agreed that the landscape committee should identify what improvements they would like to see in the community and designate those areas on a map. The Board will then get proposals for that work.
- V. **HOMEOWNER CORRESPONDENCE** –
Homeowner Hearings -There were no hearings scheduled.
Board members review correspondence from the community-The Board reviewed correspondence.
- VI. **MINUTES –November 29, 2017**-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from November 29, 2017.
- VII. **FINANCIAL STATEMENTS: November/December 2017**-On a motion duly made and seconded, it was unanimously resolved to approve the November and December 2017 financials, subject to final audit.
- VIII. **ITEMS TO RATIFY**
Treadmill repairs-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the treadmill repairs in the amount of \$1,212.91.
- IX. **UNFINISHED BUSINESS**
Manager's Report-The Board reviewed the report submitted at the meeting.
Reserve Study Update-Management informed the Board that this is in progress.
Board Member titles-On a motion duly made and seconded, it was unanimously resolved that Katie Greene would fill the role of Vice President.
Signature cards-The Board signed new signature cards.
- X. **NEW BUSINESS**
Riser room doors-contact information-On a motion duly made and seconded, it was unanimously resolved to attach metal signs with emergency contact information on each riser room door.

2018 Management agreement-On a motion duly made and seconded, it was unanimously resolved to approve the 2018 management agreement with Metro Property Management.

Grill policy-On a motion duly made and seconded, it was unanimously resolved to adopt the new grill policy, which bans all fuel driven grills from the Association, in order to obtain cost effective insurance coverage. This will become effective March 1, 2018.

2018 Attorney fee schedule-The Board reviewed the 2018 attorney fee schedule.

Schedule Next Board Meeting Date –The Board scheduled the next meeting for Wednesday, April 18, 2018 at 6:30 p.m.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:26 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman