

**BLACKFEATHER CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, APRIL 18, 2018 AT 6:30 P.M.  
403 BLACK FEATHER LOOP  
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  
VACANT, Vice President  
Chip Carl, Treasurer

Becky Chappell, Secretary  
VACANT, Member at Large

**II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

**Board Announcements-** The Board announced that there are 2 vacancies on the Board that need to be filled, as one of the members will be moving from the community soon and another will be moving as well and will become an off-site owner. The Board encouraged the homeowners in attendance to spread the word on the need for Board members.

**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 to disclose.

**SPECIAL GUEST: Tow Pros-**Kathy Heald of Tow Pros explained the use of a barnacle device. This device can eliminate the need for calling a tow truck to tow vehicles violating parking rules. The device is placed on the windshield of the offending vehicle with suction. The device can only be removed by a vehicle owner calling Tow Pros and paying \$100 to get a code which releases the suction device. The Association would have control of the program in accordance with the rules and regulations.

**III. HOMEOWNER FORUM-**There were 9 homeowners in attendance. Topics discussed included garage door painting, roof tiles blown off in the wind, new wrought iron fence, and the narrow walkway in front of building 5.

**IV. COMMITTEE REPORTS**

Landscape Committee-Heather Taber with the Landscape Committee gave a brief presentation of the recommendations and priorities of the committee this year.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings-**The Board agreed to waive the \$100 fine for the visitor parking violation levied against the unit. However, they informed that going forward, the Association will not be as lenient in the future regarding such violations.

**Board members review correspondence from the community-**The Board reviewed correspondence from the community. On a motion duly made and seconded, it was unanimously resolved to waive the fines levied against accounts regarding violations for grills and parking. However, they will not be as lenient going forward regarding such violations.

**VI. MINUTES –January 18, 2018-**On a motion duly made and seconded, it was unanimously resolved to approve the minutes from January 18, 2018.

**VII. FINANCIAL STATEMENTS: January-March 2018-**It was unanimously resolved to approve the financials from January thru March 2018, subject to final audit.

**VIII. ITEMS TO RATIFY**

**Pool room re-plumbing-**On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal from Metro Pools to re-plumb the pool equipment room in the amount of \$19,250.

**Iron fence installation**-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal from Lemieux Construction to install a wrought iron fence behind buildings 2 and 4, per Acuity requirements, in the amount of \$11,055.

**Concrete jersey barriers**-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the proposal from Lemieux Construction to install 2 concrete jersey barriers in the snow push areas, per Acuity requirements, in the amount of \$2,112.

**IX. UNFINISHED BUSINESS**

**Manager's Report**-The Board reviewed the Manger's report submitted by Management.

**Reserve Study Update**-Management informed that the reserve study will start on April 19, 2018.

**X. NEW BUSINESS**

**Window washing proposals**-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from The Window Guys to clean the exterior windows and screens of all units, including the clubhouse, in the amount of \$6,145.

**Open Items/Project list**-The Board discussed matters that are still pending and that have been completed.

**Nest extermination contract**-On a motion duly made and seconded, it was unanimously resolved to approve the contract with AcEco Extermination for weekly inspections and clean-up of bird nests.

**Comcast service agreement**-On a motion duly made and seconded, it was unanimously resolved not to sign a service agreement with Comcast, which would give them control over the Association's cable utilities.

**Schedule Next Board Meeting Date**-The Board will schedule the next meeting sometime in late July.

**XI. ADJOURNMENT**-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:06 p.m.

**XII. EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman