

**BLACKFEATHER CONDOMINIUM ASSOCIATION
BOARD MEETING AGENDA
TUESDAY, OCTOBER 9, 2018 AT 6:30 P.M.
403 BLACK FEATHER LOOP
CASTLE ROCK, CO 80104**

I. ESTABLISH A QUORUM (Two of the Three or Three of the Five directors needed)

Chuck Conner, President-absent
VACANT, Vice President
VACANT, Treasurer

Becky Chappell, Secretary
Marcia Chase, Member at Large

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

Board Announcements-The Board announced that Marcia Chase was appointed to the Board during the summer.

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: None Scheduled

III. HOMEOWNER FORUM – There were 11 homeowners in attendance. Topics discussed included: parking issues, recent car break-ins, the recent discovery of 2 dead cats near the property, a man living under the trees near the property, and the possibility of building a fence above the wall in front of building 5.

IV. COMMITTEE REPORTS

Landscape Committee-Heather Taber of the landscape committee read the charter and objective of the committee. She announced their accomplishments this past season and thanked all the members on the committee. She also discussed the priorities of the committee next year.

**V. HOMEOWNER CORRESPONDENCE –
Homeowner Hearings-none scheduled**

Board members review correspondence from the community-The Board reviewed correspondence from the community.

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

VII. FINANCIAL STATEMENTS: April-September 2018-On a motion duly made and seconded, it was unanimously resolved to approve the April-September 2018 financials, subject to final audit.

VIII. ITEMS TO RATIFY

IX. UNFINISHED BUSINESS

Manager's Report-The Board reviewed the management report submitted by Metro Property Management.

Reserve Study-final draft-Management provided the Board with a copy of the reserve study.

X. NEW BUSINESS

Concrete proposal-The Board reviewed the proposal from Amcon, LLC for community concrete work in the amount of \$72,800. The Board will consider this work in 2019 and will solicit additional proposals.

Monument/electrical refresh proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Lemieux Construction in the amount of \$7,203 for the monument and electrical refresh and installing electricity at the entry island.

Stripe new cross walk proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from Lemieux Construction in the amount of \$350 to stripe a cross walk from the clubhouse to building 1.

Treadmill mat proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from All Around Fitness in the amount of \$422.12 to install mats underneath the treadmills.

Treadmill replacement proposal-On a motion duly made and seconded, it was unanimously resolved to approve the proposal from All Around Fitness in the amount of \$3970.42 to replace one of the treadmills.

2019 budget-On a motion duly made and seconded, it was unanimously resolved to adopt the 2019 budget without a dues increase.

Annual Meeting-Management announced the Annual Meeting will be held on November 13, 2018 at 6:30 p.m. in the clubhouse and that there are 2 open seats on the Board of Directors.

Schedule Next Board Meeting Date – Tuesday, November 13, 2018 at 6:30 p.m. (Annual Meeting)

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:36 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman