

**BLACKFEATHER CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, NOVEMBER 13, 2018...FOLLOWING THE ANNUAL MEETING
403 BLACK FEATHER LOOP
CASTLE ROCK, CO 80104**

The meeting was called to order at 8:05 p.m.

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

Marcia Chase, TBD
Jennifer Foster, TDB
Becky Chappell, TDB

Dave Ramirez, TDB
Christina Valdez, TDB

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

Board Announcements-There were no announcements.

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 no homeowners in attendance.

IV. COMMITTEE REPORTS

Landscape Committee-There was nothing to report.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled

Board members review correspondence from the community-The Board reviewed correspondence from the community. The Board reviewed an email from a resident in building 5 concerning the safety of the retaining wall in front of the building. The Board is in the process of soliciting a proposal to install a handrail, however they would also like to explore the possibility of installing a planter box on top of the wall or raising the wall from the bottom.

VI. MINUTES –October 9, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the October 9, 2018 meeting.

VII. FINANCIAL STATEMENTS: October 2018-On a motion duly made and seconded, it was unanimously resolved to approve the October 2018 financial statement, 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.

X. NEW BUSINESS

Board member titles and terms-On a motion duly made and seconded, the Board unanimously agreed to the following titles and terms: Marcia Chase-President, 11/20, Jennifer Foster-Vice President, 11/20, Becky Chappell-Secretary/Treasurer, 11/19, Dave Ramirez-Member at Large, 11/20, Christina Valdez-Member at Large, 11/19.

2019 landscape maintenance agreement-On a motion duly made and seconded, it was unanimously resolved to approve the 2019 landscape maintenance contract with JSC Landscape, however the Board would like to meet with a supervisor at the change of each season to discuss any potential issues.

Schedule Next Board Meeting Date-Tuesday, February 26, 2019 at 6:30 p.m.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:35 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman