

**BLACKFEATHER CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, FEBRUARY 26, 2019 AT 6:30 P.M.
403 BLACK FEATHER LOOP
CASTLE ROCK, CO 80104**

The meeting was called to order at 6:31 p.m.

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

Marcia Chase, President

Dave Ramirez, Member at Large

Jennifer Foster, Vice President

Christina Valdez, Member at Large

Becky Chappell, Secretary/Treasurer

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 was one homeowner in attendance. Topics discussed included parking assignment and the building stair configuration.

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 unanimously agreed to purchase a 60-pound set of dumb bells for the gym, as well as a hanging coat rack, a pull up bar, and a cubby to store personal belongings. The Board unanimously agreed to install a sign in front of building 8 indicating which spaces are assigned parking.

VI. MINUTES –November 13, 2018-On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the November 13, 2018 meeting.

VII. FINANCIAL STATEMENTS: November 2018-January 2019-On a motion duly made and seconded, it was unanimously resolved to approve the November 2018-January 2019 financials, subject to final audit.

2018 budget surplus recommendation-Management informed the Board that the Association ended 2018 with a budget surplus of \$82,000 and recommended transferring \$70,000 into reserves, assuming there were not going to be any major projects in 2019. However, the Board unanimously agreed not to transfer any of the surplus into the reserves because of the concrete and asphalt work that needs to be done this year.

VIII. ITEMS TO RATIFY

Downspout replacement proposal-On a motion duly made and seconded, it was unanimously resolved to ratify the approval of the downspout replacement proposal from Lemieux Construction to replace 99 damaged downspouts in the amount of \$4,188.

IX. UNFINISHED BUSINESS

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

X. NEW BUSINESS

Clubhouse exterior proposal-The Board would like Lemieux Construction to provide some additional information on the clubhouse window replacement. They would like specific window product information, the number of windows that need to be replaced, and warranty information. The Board unanimously agreed that the pool deck does not require painting at this time.

Building light replacement proposal-The Board unanimously agreed that the exterior building light fixtures do not need to be replaced at this time, however they may revisit this matter when the buildings are painted.

Cable room lockboxes-The Board unanimously agreed that there should be lockboxes installed on each cable room door. They would like to have electric key pad lockboxes installed, where the code can be changed periodically. Marcia Chase will look into this product and pricing.

Insurance renewal-Management informed the Board that their current policy will be renewing with a 2% wind/hail deductible. The Board unanimously agreed to bid out the insurance renewal.

2019 attorney fee schedule-The Board reviewed the 2019 attorney fee schedule.

Schedule Next Board Meeting Date-May 15, 2019 at 6:30 p.m.

XI. ADJOURNMENT-On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:25 p.m.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman
