

**NORTH END TOWNHOME CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY OCTOBER 16, 2015 8:00AM
ALFALFA'S MARKET 785 E SOUTH BOULDER ROAD
LOUISVILLE, CO 80027**

- I. ESTABLISH A QUORUM** The meeting was called to order at 8:16am. The following Board members were present for quorum:

David Goddard

Bob Kudola

Tammy Fredrickson was absent. Molly Ryan with Metro Property Management was also present.

- II. SPECIAL GUESTS: NONE SCHEDULED**

- III. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

Agenda - On a motion duly made and seconded, it was unanimously resolved to approve the agenda as submitted

Conflicts of Interest – The Board members reported they did not have any conflicts with items on the agenda to disclose Board approves the agenda or makes motions to recommend modifications

- IV. HOMEOWNER FORUM** – The homeowner comments consisted on an inquiry to clean the gutters in the spring and when would the fall cleanup be completed. There are two sump pumps in building 2180 that may not be working.

- V. HOMEOWNER CORRESPONDENCE –**

Board members review correspondence from the community – There was no correspondence for Board review

- VI. MINUTES** – There were not minutes from a prior Board meeting for Board approval

- VII. FINANCIAL MATTERS**

Aug-Sept 2015 – The Board carefully reviewed the financial. On a motion duly made and seconded it was unanimously resolved to approve the August and September financial reports subject to final audit.

Approval of Payables – The Board reviewed the payables. After all questions were fielded, the payables were approved and signed.

- VIII. UNFINISHED BUSINESS**

Manager's Report – Management provided a report of items completed.

- IX. ITEMS FOR RATIFICATION**

None

X. NEW BUSINESS

2016 Budget Proposal 14.5% increase – The Board carefully reviewed the budget proposal with a 14.5% increase. Some changes were made to the line item projections. These changes reduced the overall increase to 10.5%. On a motion duly made and seconded, it was unanimously resolved to approve the 2016 budget with a 10.5% increase. There were no unanswered questions.

2015-2016 Snow Removal Contract Proposal – The Board discussed renewing the snow removal with Panorama Landscape. The Board members find the service is adequate. On a motion duly made and seconded, it was unanimously resolved to approve the snow removal contract.

2016 Landscape Maintenance Contract – The Board discussed the two options for 2016 landscape. Director Goddard has concerns with chemical weed mitigation and fertilization. There is an option for organic fertilization and hand weeding for an additional \$1,075.00. After discussion, the Board determined to approve the contract with customary chemical applications; however, Director Goddard will consider the prospect of paying the additional services personally. He will report back to the Board in advance of the notifying the vendor regarding which option is approved.

Estimate 1836 – Sprinkler Upgrade – On a motion duly made and seconded, it was unanimously resolved to approve the installation of the rain sensor for \$175.00

Estimate 1837 – Boulders in Mulch Areas – The Board considered the proposal to install granite boulders in areas being damaged by vehicles that drive over the mulch and plants because the edge of the mulch bed is on a corner. On a motion duly made and seconded, it was unanimously resolved to approve the installation of boulders for \$912.50.

Estimate 1838 – Installation of Drain Line – The Board requested a proposal for the cost to install a French drain behind building 2180 Hecla allowing the water from sump pumps to be directed to the retention pond. The estimate from Panorama was \$6995.00. The Board will approach Markel Homes to fund this work since it relates to the original development of these properties and the Board expects this French drain alleviates storm water from being dumped into Louisville open space. Management will investigate whether Louisville allows the storm water to outlet into opens space.

Estimate 1839 – Dead Bush Replacement – On a motion duly made and seconded, it was unanimously resolved to approve the replacement of dead bushes in various locations and install a tree for \$1,775.00

Directors and Officer's Insurance Proposal – This item has been tabled.

Schedule Next Board Meeting Date – Thursday November 5th at 7:30pm Annual Meeting

Other – There were no other items brought before the Board

XI. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn at 9:22am.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan

Approved by an Officer