

**SAWGRASS CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY DECEMBER 28, 2015 FOLLOWING THE ANNUAL MEETING
TOWN OF CASTLE ROCK FIRE STATION, TRAINING ROOM
300 PERRY STREET
CASTLE ROCK CO 80401**

- I. ESTABLISH A QUORUM** Martha Fry called the meeting to order at 8:10pm. The following directors were present for quorum.

Martha Fry
Irene Henning
Connie Bise

Arlene Morris
Bill Huddy

Molly Ryan with Metro Property Management was also in attendance.

Due to personal demands, Director Ayon has resigned from the Board and has listed his unit for sale. The Board warmly welcomed Bill Huddy to fill the term.

- II. SPECIAL GUESTS: NONE SCHEDULED**

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

Board approves the agenda – On a motion duly made and seconded, it was unanimously resolved to approve the agenda

Board members disclose conflicts of interest – There were no conflicts of interest among the Board members regarding topics on the agenda

- IV. HOMEOWNER FORUM** – One homeowner mentioned the oily substance left on the building exterior and a rock near the entry of 1575. There were no other homeowner comments.

- V. HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – None Scheduled

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

- VI. MINUTES – October 2015** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from October 2015 Board meeting

- VII. FINANCIAL MATTERS**

October - November 2015 – On a motion duly made and seconded, it was unanimously resolved to approve the October and November financials subject to final audit.

Approval of Payables – Invoices were approved and checks were executed

- VIII. UNFINISHED BUSINESS**

Manager's Report – Molly supplied a report of items completed since the last meeting

Breezeway Enclosures Status – ASR anticipates the breezeways will be completed by the end of January weather permitting

Retaining Wall Repairs Status – The retaining walls still need some staining. Director Henning reported the drainage channel appears to hold water or the water is freezing inside the drainage system causing the channel to appear full after it snows.

Renter Ratio Process – Attorney Mark Payne attended the Annual Meeting and opened the ballots for the Renter Ratio Amendment. The number of ballots in support of the amendment did not allow the amendment to pass; however, Atty Payne explained the Association has enough votes in favor to prevail in a court petition. Absent of strong opposition, there is good reason to believe the amendment would pass. The cost for Attorney Payne's services would be in addition to the contract price for the Renter Ratio Amendment thus far. Due to the required process and subject to the court's schedule, the court petition will take a few months to complete. On a motion

duly made and seconded, it was unanimously resolved to fund proceeding with the court petition process as outlined by Atty. Payne. There were no unanswered questions.

Landscape Renovation –The Board would like to move forward and fund the relocation of the existing water tap for the purpose of isolating the Association's water from the Sawgrass Community Association. Management will contact the Town of Castle Rock and proceed as directed.

IX. NEW BUSINESS

Board Member Titles – The Board has adopted the following titles:

Martha Fry – President
Irene Henning – Vice President
Connie Bise – Treasurer
Arlene Morris – Secretary
Bill Huddy – Member at Large

Execution of Signature Cards – Signature cards were executed

Schedule Next Board Meeting Date – Wednesday January 20th , 2016 at 6:00

Other – There were no other items brought before the Board.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:35pm.

XI. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan