

**SAWGRASS CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, MAY 24, 2016 6:00-8:00PM  
TOWN OF CASTLE ROCK FIRE STATION, TRAINING ROOM  
300 PERRY STREET  
CASTLE ROCK CO 80401**

- I. ESTABLISH A QUORUM** The meeting was called to order at 6:05pm by Director Fry. The Board members introduced themselves and Management . The following Board members were present for quorum.

Martha Fry  
Irene Henning

Arlene Morris  
Bill Huddy

Eight homeowners were in attendance. Molly Ryan with Metro Property Management was also in attendance.

- II. SPECIAL GUESTS: NONE SCHEDULED**

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

**Board approves the agenda** – There were no modifications to the agenda.

**Board members disclose any conflicts of interest regarding agenda items** – There were no conflicts of interest among Board members regarding agenda topics.

- IV. HOMEOWNER FORUM** - The Homeowners brought the following items to the attention of the Board. The dumpster lids are open and unsightly. Trash blows around the community when it's windy. Management will ask Alpine to install the lids. There are new dogs in the community over 30 pounds and the owners need violation letters. Addresses will be provided by email and the owner will be notified of the violation. They may be Pit Bulls and homeowner wanted to know if pit bulls are allowed in the Town of Castle Rock. Mangement will check. Homeowner is concerned with the items stored on balconies. Another homeowner reported cars were ransacked. Police were called and a different homeowner reported they thought the person has been caught. The disabled parking spaces are being abused by residents. There is a red pick up truck that is not moving. Management will notify the manager for the community association to ticket the red truck. Homeowner complained about the visible dumpsters with the new gates. The Board said they would like a proposal to weld panels on the gates. A homeowner reported their light fixture has been on the ground since the buildings were painted. Management has contacted the painter to repair. Another homeowner reported the lights are coming on at 2 pm so the sensor needs to be checked. The sensor will be located and repaired or bushes blocking the sensor will be trimmed. Homeowner asked if unit 60-305 is a rental. There were no other inquires from the homeowners.

- V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings** – None Scheduled

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

- VI. MINUTES – December 28 2015** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June's Board meetings.

- VII. FINANCIAL MATTERS**

**Dec 2015 through April 2016** Management carefully reviewed the financial reports with the Board members. All deviations over \$500 from the budget were discussed. There were no unanswered questions. On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

**Approval of Payables** – Approved

## **VIII. UNFINISHED BUSINESS**

A. Manager's Report - Management supplied a written report of items completed since the last meeting, recent sales in the community, the number of rentals and the list of active contracts.

B. Breezeway Enclosures Status – The Breezeways are completed but there are items outstanding on the punch list.

## **IX. ITEMS FOR RATIFICATION**

A. Community Painting – ECC On a motion duly made and seconded, it was unanimously resolved to ratify the painting contract with Executive Coatings and Contracting.

## **X. NEW BUSINESS**

**Update Landscape Renovation** – The approved landscape company has recently gone through a merger. ValleyCrest is now called Bright View Landscape. They are very eager to move forward and begin the demolition this spring. If the Access Agreement is approved to the Sawgrass Community Association, the tap will probably take several weeks for installation. Bright View Landscape reports they are having difficulty finding specialists who will install new water taps as they are booked out way in advance due to the very busy construction market. The landscape renovations will proceed late in the season. The Board continues to work on the Access Agreement.

**Renter Ratio Amendment** - The Renter Ratio amendment has passed. Homes that are not listed on the amendment but are rented will receive violation letters and fines if necessary. Homeowners were asked to notify management in writing if they observe a home that is being rented but not on the list.

**Power Washing** – The community will be power washed in the next few weeks

**Carpet Replacement Proposal** – On a motion duly made and seconded, it was unanimously resolved to approve the replacement of all of the carpeting.

**Reserve Study** – The Association received the reserve study and will amend the study once all of the renovations are completed. The Board asked management to have the reserve study specialist attend the next meeting.

**Social Event to Celebrate End of Construction** – The Board discussed having a celebration after the landscape is installed. Food trucks would be a fun idea. The board will set a date for the fall and notify the community.

**Schedule Next Board Meeting Date** – Tuesday August 23 was discussed. Bill would like the meeting to start at 6:30 as he is having a tough time making a meeting at 6:00. The Board will confirm the schedule before the 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 the meeting at 7:20pm

**XII. EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully Submitted by Molly Ryan

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Approved by an Officer