

**SAWGRASS CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 28, 2017
PHILIP MILLER LIBRARY- CR ROOM EAST
100 SOUTH WILCOX STREET
CASTLE ROCK CO 80401**

- I. ESTABLISH A QUORUM** Meeting was called to order at 6:35pm by Director Huddy. The following members were present for quorum:

Bill Huddy, President

Cindy Anderson, Member at Large

Gail VanSickle, Secretary/Treasurer

There were 15 homeowners represented by attending homeowners. Molly Ryan and Dan Anderson with Metro Property Management were also present.

- II. SPECIAL GUESTS: SEAN WELLS, VIAL FOTHERINGHAM & JEFF KYZER, BRIGHTVIEW**

Sean reported on the status of the lawsuit with the Sawgrass Community Association and fielded homeowner questions.

Jeff Kyzer reported on the status of the Landscape Renovation and fielded questions from the homeowners.

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

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 of interest among the Board members related to topics on the agenda.

- IV. HOMEOWNER FORUM** - The Homeowner Forum included the following comments; Nobody has picked up the dog feces, There are two large dogs in 1574 Unit 201. The homeowner reported they disturb her. Homeowner was asked to contact management when the dogs make noise and a violation letter will be sent. All reports of violations are to be submitted in writing. Another homeowner asked if someone could help her replace her batteries in her smoke detector. Will the tree lane on Plum Creek Parkway be restored. Management reports the tree lane belongs to the Sawgrass Community Association. All questions were fielded.

- V. HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings – None Scheduled

Board members review correspondence from the community – The Board members reviewed the correspondence.

- VI. MINUTES – April 20, 2017** On a motion duly made and seconded, it was unanimously resolved to approve the minutes from April 20, 2017

- VII. FINANCIAL MATTERS**

April – August 2017 –On a motion duly made and seconded, it was unanimously resolved to approve the financials from April through August.

Approval of Payables – Payables were approved

- VIII. UNFINISHED BUSINESS**

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

- IX. ITEMS FOR RATIFICATION**

None

- X. NEW BUSINESS**

Status of Suit – Sean Wells of Vial Fotheringham Completed

Status of Landscape Renovation- Jeff Kyzer Completed

Tree Replacement Proposal – On a motion duly made and seconded, it was unanimously resolved to deny the proposal to replace some additional trees in the community for \$7,491.61

ASR Hallway Repair – The vendor will begin making workmanship repairs to the hallways in October.

Status of Carpet Replacement – The Carpet replacement will be completed when the landscape project is completed and the weather will permit. We hope to have this done by the end of the year.

Move In Policy – The Board discussed the Move In Policy. They feel it is necessary to adopt a policy to collect \$500.00 from owners when they move into the community or from off site owners when the unit changes residency. On a motion duly made and seconded, it was unanimously resolved to adopt the Move In Policy.

FHA Certification – On a motion duly made and seconded, it was resolved by the majority to use FHA Review to apply for FHA re-certification for a cost of \$895.00. One member opposed.

Ratification of Appointee – There were no appointments to the vacant Board seat to be ratified.

Hallway and Pet Waste Vendor – The Board asked when the dog feces is picked up in the community. Management will ask the vendor and report back.

Concrete Replacement – On a motion duly made and seconded, it was unanimously resolved to approve the concrete replacement with PLM Asphalt for \$24,270.75

Insurance Renewal – The Association insurance will renew on November 7. The Board will need to review proposals between meetings.

Schedule Next Board Meeting Date – Tuesday, November 28, 2017 at 6:30pm 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 the meeting at 9:00pm.

XII. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully Submitted by Molly Ryan:

Approved by an Officer