

**COPPERSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 20, 2023, at 6:00 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:02 pm. The following directors were present for quorum:

Tara Olden, President
Luke Alsip, Vice President-absent
Susan McLaughlin, Treasurer

Doug Malkan, Secretary
Cynthia Bussiere, Member at Large- absent

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST
Board Announcements-

Approval of minutes-January 16, 2023-On a motion duly made and seconded, the minutes were unanimously approved as written.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

III. SPECIAL GUEST: NONE

HOMEOWNER FORUM- There were 7 homeowners in attendance. Homeowners discussed a variety of topics, including snow removal, window and flooring installations, and the ability to record the Board meetings.

IV. COMMITTEE REPORTS
Design Review Committee-

9408/#2063-window installation-On a motion duly made and seconded the request to install new windows, subject to the windows being installed without grids, was unanimously approved.

9530/#1032-window installation-Before this request is approved, the Board would like to set up a Zoom meeting with the vendor to discuss the scope of work proposed.

9488/#2087-vinyl flooring installation-The homeowner submitted additional information in regard to the flooring installation, this decision is tabled until the Board can review the additional information submitted.

9448/#2081-countertop installation-On a motion duly made and seconded, the request to install new quartz countertops, subject to the owner providing the contractor information and scope of work, was unanimously approved.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled.

Board members review correspondence from the community-The Board reviewed correspondence regarding a window replacement.

VI. MANAGER'S REPORT-The Board reviewed the report submitted by Management.

VII. FINANCIAL STATEMENT

December 2022-On a motion duly made and seconded, the financials were unanimously approved subject to final audit.

VIII. UNFINISHED BUSINESS

Stairwell reconstruction engineering plans- The Board discussed the additional asbestos testing that was required in the affected unit per the health department. Secondly, the engineering plans had to be reissued per the 2021 code, which has been completed by Rivet Engineering. RE Construction and Rivet Engineering will continue to follow up with Arapahoe County on the timeframe to have this new submission reviewed.

Stair tread replacement-The Board reviewed the proposal from Executive Coatings and Contracting. The Board would like to table this project until the stairwell reconstruction at 9510 is complete.

Community lighting consideration-The Board reviewed the revised proposal and fixture options from Radiant Lighting. The Board would like to see better photographs of the fixtures before making a decision.

Monitoring and Towing agreement-The Board reviewed the agreement from Maxx Towing. The Board would like for some clarifications to be made before signing the agreement.

Attorney engagement agreement-The Board would like to review this agreement further and have a conversation with the attorney before the agreement is signed. The Board will discuss some convenient days and times to hold this meeting.

Fence repair proposal- The Board would like Fence Consulting Services to submit a proposal to make minimal repairs to the damaged fence along E. Iowa Avenue. The Board also discussed the fence damaged caused from the vehicle impact accident back in December.

IX. NEW BUSINESS

Trash removal proposals-The Board agreed to table this matter in order to review the proposals submitted.

9530/#1001-water damage- The Board reviewed the correspondence from the owner concerning a leak that occurred from the patio above. The Board would first like the patio above to be assessed to determine if water is still leaking or not.

9530/#1011-water damage-The Board reviewed correspondence from the owner concerning mold that was discovered in the storage closet, which may have originated from water pooling on the patio above. The Board would like to find out more information regarding this matter and to also have the patio above assessed.

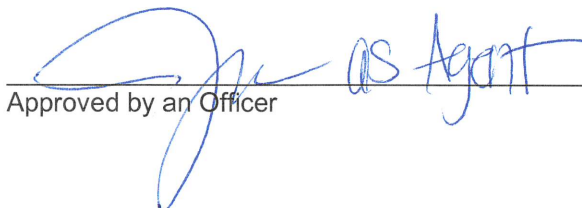
Window replacement information-The Board would like to set up a Zoom meeting with Discount Windows, who is the preferred window vendor for the Association, to discuss the window configuration when replacing windows in the community.

Schedule next Board meeting date-Monday, March 20, 2023, at 6:00pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, the meeting was unanimously adjourned at 7:56 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman


Approved by an Officer