

**"2010" ANNUAL MEETING
AGENDA**

1/3rd

*12/16/10
NO 7:05
Quorum
Present*

**Four Mile Village *Recreational* Association
540 S. Forest Street
Denver, CO 80246**

Thursday, December 16, 2010
6:30 P.M. (Registration Begins at 6:00 p.m.)
Place of Meeting: Club House

1. Call to Order and Welcome
2. Proof of Notice of Meeting or Waiver & Certification of Proxies
3. Introduction of Board of Directors
Terry White, Jack Kunin, Karen Hall, Beverly Chalmers, Beth Vinson, Mary Hartup, Shirley Taylor, Dan Avjean, and Townhouse liaisons Whitney Walpole and Mary Camacho
4. Introduction of Property Management Personnel – Russ Wehner Jr., Frederick Ingraham and Veronica Krejci
5. Recognition of the Association's Retiring Legal Counsel – Michael A. Roads
6. Approval of Minutes of December 11, 2008 Annual Meeting (tabled from last year) Approval of Minutes of December 10, 2009
7. Reports
 - A. President's Report State of the Four Mile Village Recreational Association - Terry White
 - B. Treasurer's Report - Jack Kunin
 - C. Garden Club - Mary Hartup and Nancy Battan
8. Presentation of 2011 Operating Budget – Wehner Property Management
9. Owner Concerns
10. Adjournment

Four Mile Village Recreation Association

Minutes: January 14, 2010

Meeting called to Order- 6:35 pm

Roll Call- Justin Petersen (left at 7:10), Beth Vinson, Shirley Taylor, Bev Chalmers, Mary Hartup, Jack Kunin, Terry White, Dan Avjean, Whitney Walpole, Rick Ingraham,

Approval of Minutes for November 12, 2009- 9 approved, 1 abstained

Election of Board Officers: Jack Kunin motions to extend the terms of the officers. Mary seconded the motion and all approved.

Jack Kunin motions that the board be expanded to 9 members to include Dan Avjean. All approved.

Bev- motions to elect Terry White as president, Jack Kunin as Treasure, and Beth Vinson and Karen Hall as Secretaries.

Concerns of Residents: Deb Marek wanted to know what the current rental percentage is: 36%.

Jack Kunin motions that we plant trees in the Spring for \$600. 9 Approved. Terry abstained.

Bev Chalmers motions that we get three bids for an audit of condo and recreation this year 2010. 9 approved. Terry abstained.

Emerald Isle Report- Josh reports there is a new plan for snow removal. They are going to push the snow out instead of next to the north side of the building where it won't melt between buildings 4 and 5. This should help with drainage and ice melting.

President's Report- Terry White- Mark replaced some lights with fluorescent bulbs.

Treasurer's Report- No report. Mary motions that we approve his report. All approve.

Manager's Report- Rick Ingraham: The cost of snow removal for 6 trips is \$15,445 approximately \$2,600/trip. We have the option for Emerald Isle to come at one inch of snow for the increased price of \$19,812/year. Bev proposed that we send a letter requesting residents to vote on the increased price of 13%. 9 approved and 1 (Mary Hartup) opposed.

New Business- New Rules and Regulations Green Book. Mary will continue to work on this project. Jack Kunin motioned to empower Mary to continue to work on the book and have a goal to finish by March, approve by April and send out to residents by May.

Alpine Waste will increase fees by 3%. All members approved increase.

Community Social Event-Members will think of ideas about what we can do for the next meeting.

Meeting Adjourned: 7:40

Submitted by Beth Vinson

Four Mile Village Recreation Association
HOA Meeting
2/11/2010

Meeting called to Order

Roll Call - **Quorum**

Approval of minutes for 1/14/2010 – **Minutes approved**

President's Report – **None**

Treasurer's Report – **Why are there no month to year data? Month to date? We pay immediately when billed – \$2877.36 on snow removal**

Manager's Report **36 responses to snow removal questionnaire; 34 of the 36 wanted to keep policy the same**

Old Business

Other **Tennis Court pending – looking for warranty**

Tree lighting for next year will be examined in October

New Business

Snow Removal

36 surveys were returned (1/8/2010)

Option 1: Would like the snow removal Policy to remain as is with shoveling of sidewalks, and stairs, not to be performed until snow accumulation reaches 2 inches and no street plowing until snow accumulation reaches 4 inches

Option 2. I would like the policy to be changed for snow removal to begin shoveling at 1" and street plowing to begin at 4 inches with the additional cost added to the monthly dues assessment.

Problem areas: Dumpster area between buildings 4 and 5

Problem area: Sidewalk in front of building 1

Could a small path be cut between garage and dumpster by garages between building 4 and 5 so owners and renters can get to the dumpster

Josh will sent a rate sheet to Terry and Russ

New rules and regulation booklet

Is there a rule about the size of dogs? No

Revision I

Justin will edit

Terry will send me a copy of copy with changes

Dog poop continues to be a problem

Other Items

Follow Thru list

Custer Street paving – tabled for time being (will look at again in Spring)

Lawn Maintenance Contract – Approved – no abstentions, no “no” votes
Pool contract approved

Audit – tabled until March

Sidewalk – Jack made a motion to get bid on leveling the sidewalk.
•Look for potholes and bid

Adjournment

Four Mile Village Recreation Association

April 8, 2010

Meeting called to order at 6:40

Attendees: Justin Peterson, Beth Vinson, Shirley Taylor, Bev Chalmers, Mary Hartup, Jack Kunin, Terry White, Dan Avjean, Russ Wehner, Josh from Emerald Isle

Concerns of Residents: Dogs must be on a leash. Russ will send a letter to reinforce the rule that dogs to be on a leash. The next time this dog is seen without a leash the owner will be fined.

Status of Disposition and Approval of Annual Meeting Minutes for December 11, 2008-Bev and Karen will get the minutes together for next meeting.

Notice of No Quorum present draft #2- Mary makes a motion that we mail out a ballots to residents. All members approve.

Emerald Isle Report- Josh Cyboron- Has a new dual city street sweeper. Four Mile Village will be the first complex to be swept tomorrow. It has a spray pump to reduce dust. This is a service that might be done as needed for \$100/hour. It takes about 1 hour to sweep the entire complex.
Irrigation- wait as long as possible to irrigate to save water. We have been lucky to get a lot of moisture in March and April so far.

Approval of Minutes March 11, 2010—Table for next meeting.

President's Report- Terry White—The pool will open on the 15th of May. We want to have a pool party for all residents on June 6th 1:00-4:00. We will provide food and beverages. No glass bottles.

Garden & Grounds Club- Is going to purchase only 4 trees instead of 6 because there isn't a need for 6 trees at this time.

Treasurer's Report-- Jack Kunin We are spending within the parameters of our budget. It might behoove us to move some money from the operating account to our money market to receive more interest on these monies. Bev makes a motion that we move \$60,000 from the operating account to the money market account. All approve the motion.

Manager's Report-- Russ Wehner--

Old Business:

- a. Community Social Event---Pool Party June 6th
- b. New Rules and Regulations Green Book- Bev is working on it. The book has been transferred to a workable format.
- c. Tennis Court Resurfacing-Two cracks are covered by the warranty.
- d. 2010 Audit Bids- Not required to have audit under senate bill 100. The Audit is at the discretion of the board. We had one two years ago. Russ would urge that we plan to have regular audits for all associations. Russ will get bids on audits.
- e. Custer Street surfacing bids- We have 5 bids for surfacing Custer St. Range of bids. \$14,000-34,000. Dan is going to call and inquire more about it.
- f. Reserve Study- Mary motions that Russ get some bids on Reserve Study for the complex.

Meeting adjourned at 7:40

Beth Vinson, Secretary

Four Mile Village Recreation Association
Board Meeting May 13, 2010

Meeting called to order at 6:35.

Members Present: Beth Vinson, Mary Hartup, Terry White, Les Eben, Dan Avjean, Whitney Walpole, Jack Kunin, Justin Peterson

Concerns of Residents:

- Dogs on a leash. Terry motioned that we send the letter out to everyone. All approved.

Approval of Minutes: Mary makes a motion to approve April 8, 2010 minutes. All members approve.

Emerald Isle: Josh is not here tonight.

President's Report: Michael Prete repairs=Concrete repair on walk ways. New lights. The trash gate was fixed on north side of building 2.

Garden & Grounds Committee:

- Five new trees from Denver Digs Trees. Two are Turkish Filberts. Committee needs volunteers!!! How about a contest for the prettiest condo deck and another for the most improved townhouse yard??? \$25 gift card as prizes. Mary and Nancy to be the sole judges. Beth motions for approval of the contest. Whitney seconds and all others approve. Jack abstains.

Treasurer's Report: Cash Flow problem we are down less than 1% in recreation association.

Manager's Report: Les Eben

- Bid from – audit \$2,075 and Borne Engineering\$3,400 for reserve study. Terry makes a motion that we do the reserve study. Mary seconds. Jack abstains. All others approve. Terry motions that we do the audit. Whitney and Mary and and Beth Jack vote no on audit.
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Old Business:

- Pool will open on May 15th.

New Business:

- Tennis court cracks & warranty
- Asphalt Bid from Asphalt Coatings Company- Two options 2 inch option for north drive is approx \$15,000. 6 inch north drive is approx \$35,000. 2 inch will last 5-10 years with maintenance. The 6 inch will last 20 years with maintenance. 4 inch quote is \$26,000. Parking/Garage areas pot holes and cracks approx 5-6,000. Jack motions that we accept the 4 inch bid and do the parking later. All members approved. Dan is going to get more bids for the 4 inch repairs.
- Contemplate sealing the tennis court. We still have a warranty.
- BBQ Poster. Jack motions that we approve the flyer. All approve.

Adjournment: 7:50

Submitted by Elizabeth Vinson

Four Mile Village Recreation Association
Minutes of the Meeting, June 10, 2010
540 South Forest Street, Denver, Colorado 80246

The meeting began at 6:30 p.m. A quorum was established. Present: Bev Chalmers (Vice President), Jack Kunin (Treasurer), Dan Avjean, Karen Hall, Mary Hartup, Whitney Walpole. Approval of the minutes for March 11, 2010 was tabled; minutes for May 13, 2010 was voted on and approved with Bev and Karen abstaining due to absence at that meeting. The status Notice of No Quorum was reviewed.

Josh of Emerald Isle reported on the status of the grounds. The bad valve south of Building 6 was repaired. Mary noted the entrance to Building 8 was a concern and that the vinca in other areas was growing well. Josh suggested the sod at the poor spots be replaced with this ground cover. First watering was on May 24. Whitney asked about a replacement tree south of the east corner where the large tree had been removed. Jack motioned/Karen seconded and the board unanimously approved expenditure of \$100 or less for this replacement. **Josh agreed to remove the winter salt bins.**

In absentia, Terry White's President Report noted that the sprinkler system was only turned on recently, at one time a day/two times a week, and now adjusted to three times a week, twice a day around 10 p.m. and again at 3 a.m. He walked the property with Juan and adjusted/fixed heads.

Speed bumps were again discussed. The cost is very high. The issue was tabled pending further review and information on repaving.

Jack presented the Treasurer's Report, noting that expenditures and budgeting were satisfactory. Bev motioned, Karen seconded, and the acceptance of the report was unanimously approved.

Whitney asked that the board begin thinking about an enclosed dog park at mid-ground south of Building 5. It would be created by homeowners, with benches, allowing dogs to run free. It would be a small space. Karen suggested the southeast corner of the property as an alternative. Whitney will ask the homeowners interested to come to the board with a proposal. She also asked if there were restrictions on a basketball hoop at a townhome garage, either installed or a rolling one. **Russ will check the Declarations.** It did not sound like a problem.

Russ Wehner reported that the honeybees are now removed. Regarding wasps, he said that Associated Maintenance was replacing all wasp traps. **Russ was asked to have them check around townhomes as well.** Jack Kunin mentioned that his trap needed replacing. Russ noted the cost of replacement/upgrade of all traps would cost only \$200. Homeowners are encouraged to notify Wehner Property Management if they see a wasp nest and they will handle it.

Russ also discussed the State Legislature Community Act regarding the need for boards to carry fidelity bonds. Four Mile Village is exempt on the timeline, but will take a look at the possibility as an option. Wehner Property Management has a Fidelity Bond. Cost is \$250 for \$50,000. The board was interested in learning more. Russ also noted that he has two bids for the Reserve Study.

The board discussed the state of the tennis courts and the cracks due to roots. Russ will ask Josh about spraying and killing the weeds and about a sealant. Some work was under warrantee but not all. Terry had mentioned that the north gate to the courts needed repair. Both should be checked. **Russ will get this done.**

Dan Avjean was working on bids regarding Custer Street north's surfacing. They received a new bid from the same company. Whitney stressed that the areas in need of resurfacing look bad and impact property values as well as being an inconvenience driving. It was agreed that this issue would be tabled and that the board would definitely vote on this issue at the July meeting. Jack motioned, Bev seconded, and it was unanimously agreed that a definitive vote regarding paving must happen at the next meeting.

Bev motioned, Jack seconded, and the board unanimously agreed to adjourn the meeting at 7:28 p.m.

Respectfully submitted,

Karen Hall

Four Mike Village Recreation Association
Minutes of the meeting, July 8, 2010

Meeting began at 6:50 pm. Quorum was established. Present was Terry White, Jack Kunin, Dan Avjean, Mary Hartup and Sherly Taylor.

3. Concerns of Residents- Natalie Plotkin of Town homes unit U. Is concerned with the amount of cars speeding over the speed bumps. She knows the license plat of one individual and will be calling the police and reporting them as speeding.

4. Minutes for Dec 11, 2008 – Tabled

5. Minutes for March 11, 2010 – Tabled

6. Status Notice of No Quorum present draft #3 – Tabled

7. Approval of Minutes for June 10, 2010 – Approved Mary motioned Jack second.

8. Josh from Emerald Isle reported: He is looking into who on his crew spaid round up around many of the trees causing the grass to die. He has had to make changes with employees and a new crew will be working for him from now on. He will be putting revive around all the dead grass spots in hopes to bring them back. If that does not work this fall he will replace all the dead spots with new sod. Josh offered to give us one free tree and plant it at own expense where ever we would like. Mary will decide what type of tree and where it will go. Josh will be spraying for weeds along all the cracks of the sidewalks.

9. Presidents report – none

10. Garden & grounds club – everything is looking good.

11. Treasurers report – Jack is happy. The spending is in accordance with our balance. Mary motioned, Dan second.

12. Managers Report - Les Eben talked about how the gate locks are going to be fixed. They are trying to get Allseason back to fix tennis court cracks. Last resurface was back in 2008.

13. a. Green book – Tabled

b. Custer Street resurfacing Vote. Approved Mary motioned, Jack second it was unanimous. Asphalt Coating Company will resurface the street.

c. Speed bumps- Tabled

d. Reserve Study – Terry asked to get bids

e. Fidelity Bonds options – Discussion tabled

f. Tennis court cracks updates – see managers report

g. Other – Building 5-104 will remove landscaping and replace at owner own expense.

14. a. Dog Park – We voted and all unanimously said NO to a dog park.

15. We adjourned.

Four Mike Village Condominium Association
Minutes of the meeting, July 8, 2010

Meeting began at 8:00 pm. Quorum was established. Present was Terry White, Jack Kunin, Dan Avjean, Mary Hartup and Sherly Taylor

3. Concerns – None

4. Tabled

5. Minutes for March 11, 2010 – Tabled

6. Minutes for June 10, 2010 – Approved

7. Presidents report – The painting is almost done on Building #3

8. Treasurers report – “looks good”

9. Managers report – none – Mary asked why we spent 14k in general maintenance YTD. “What was that for”

10. Old Business –

a. Still need 67 signed we are at 61 for the 6th amendment to Decs.

b. Current rental percentage – We discussed the fact that there are now 2 different lists. Terry said that if any owner on the “grandfathered” list does not comply with the rules and regs they should not be on list. Les will look into taking away both lists and start over with one list. We are at 67% owner occupied and need to be at 70% before the list takes effect. Terry will talk to Russ once we get the list back to one.

11. New Business –

a. Rental waiting lists order determination Vote – Sherly motioned and it was unanimous approved to send it.

b. Terry would like to talk about audit being done to protect board members next month. Les will see how much it will cost to have one done.

15. Adjournment 8:50pm Mary motioned all approved.

Four Mile Village Recreation Association
Minutes of the Meeting, August 12, 2010
540 South Forest Street, Denver, Colorado 80246

The meeting began at 6:35 p.m. A quorum was established. Present: Terry White (President), Bev Chalmers (Vice President), Jack Kunin (Treasurer), Dan Avjean, Karen Hall, Mary Hartup, Whitney Walpole, Beth Vinson, Shirley Taylor. Rick and Veronica were present, representing Wehner Property Management.

Josh of Emerald Isle reported on the status of the grounds. Round-up was the cause of grass dying around buildings 2 and 3. Josh is taking care of that. Tree purchases were already approved at \$250 for one, and the other free. Jack suggested north of building 5 for one. Mary will talk with Nancy regarding trees.

Mary reported for the Garden/Grounds committee regarding a tie on the patio contest. Mrs. Dragoo won for the townhomes and the condo tie was between Susanna Nash at 7-103 and Laura Scott. Honorable mention went to the southeast of building 10 collaboration. Wehner will write the checks for Nancy to distribute.

Josh noted southeast of 10 had some turf struggling and was going to remove shrubs growing onto the sidewalk area. The residents there are chipping in financially to re-landscape. The motion for approval of this landscaping was made by Mary, seconded by Terry and unanimously approved. Karen Robinson will coordinate. The Board noted that Juan of EI has been doing an outstanding job. Bev observed the spider webs on the junipers and Josh stated that they were not hurting the bushes. Josh also noted the almanac reports an early snow and wet winter ahead.

President's Report. Terry reported that he has been walking the property and that it is looking great.

Treasurer's Report. Jack noted in the Recreation budget no significant issues; the costs on the road repair were not in at this time. Mary asked about the high cost of the new locks and was informed that the cost was due to the need for a full assembly, not just a lock change for two gates. Jack noted the road paving to be around \$25,000 and stressed that we refrain from additional significant expenses for a while. As Jack had to leave early, he also reported on the Condominium finances and noted no anomalies. Under Building/General Maintenance he noted \$26,000 for Prete's painting work which should be under capital expenses and \$10,600 for exterior painting. It was noted the painting project was completed.

Mary motioned/Karen seconded and all unanimously accepted the Treasurer's Report.

The clubhouse water heater needs replacing and it was noted it is only used for the two baths and kitchen when needed. Karen suggested looking into on-demand systems. Jack motioned/Shirley seconded to table the purchase of the new water heater at this time. The vote was unanimous.

Management Report. Rick noted they are waiting on a bid questionnaire process regarding the Reserve Study. Jack reiterated that we have to do this study. Rick also discussed the tennis court weed situation. The audit for this year is approved for January, 2011 and Whitney asked about choice in doing the audit. Bev noted it is done every two years. Bondi's proposal for performing the audit at \$2800 plus \$200 was motioned for approval by Bev/seconded by Mary. It was approved unanimously.

The clubhouse carpet is in need of repair but the current bid is at \$2700. It was agreed to table the repair at this time. Jack motioned/Shirley seconded and it was unanimously approved to hold off on carpet replacement at this time.

Karen motioned/Jack seconded that the meeting be adjourned at 7:20, which was unanimous.

Respectfully submitted,

Karen Hall

Four Mile Village Recreation Association
Minutes of the Meeting, September 9, 2010
540 South Forest Street, Denver, Colorado 80246

The meeting began at 6:35 p.m. A quorum was established. Present: Terry White (President), Bev Chalmers (Vice President), Dan Avjean, Karen Hall, Mary Hartup, Beth Vinson. Rick was present, representing Wehner Property Management.

The meeting began with discussion regarding the fire lanes between townhomes which have been landscaped, some with trees. The lanes need to be maintained by the Association. The Townhome committee will handle the possibility of reworking the plot map.

Board member Justin Peterson moved and submitted his resignation from the board.

Josh reported for Emerald Isle that the snow removal bid is the same as last year without increase. Terry motioned that the contract be accepted; Bev seconded. The motion was unanimously approved. Josh discussed the new tree near building 10 in need of irrigation as it has been watered by hand. He also noted sod placement and that EI will be adding more in the spring; some areas are returning after the seeding itself.

Terry reported that the pool would be open an additional week, to September 20, due to the warm weather. A note was posted.

Mary reported on behalf of Garden and Grounds, noting the addition of two new trees.

Rick provided the Treasurer's Report on Jack's behalf. He noted \$105,913 total assets after the paving payment. Prete is still repairing ares.

Manager's Report: The clubhouse bathroom and wall was done. The clubhouse awning was damaged from strong winds and the insurance company representative will be coming out to assess. Four Seasons Awning will provide a bid. Rick will look for another bid. The railroad ties at the north of Buildings 2 and 3 need some repairs. Rick also noted dead Aspen trees north of the pool. Mary moved to have those trees cut, Karen seconded; and the motion was unanimously approved. The juniper at the north entry sign has been trimmed. The hot water heater in the clubhouse has been drained.

Rick also reported on the Reserve Study with two bids, This was tabled as the Board agreed that we have a policy in place and are in compliance at this time. Bev motioned to table; Karen seconded, and the motion was unanimously approved.

Rick discussed the audit status. He is awaiting a bid from Matt Potts. The bid from Bondi and Company was at \$2800 plus \$200.

Terry motioned to adjourn the meeting at 7:35; Bev seconded, and the vote was unanimous to adjourn.

Respectfully submitted,

Karen Hall

Four Mile Village Recreation Association

October 14, 2010

Meeting called to Order: 6:45

Roll Call-Beth Vinson, Mary Hartup, Terry White, Jack Kunin, Shirley Taylor, Dan Avjean, Whitney Walpole and Mary Camacho

Approval of Minutes: Jack abstains because he was absent. All others approve September 2010 minutes.

Emerald Isle Report: Josh will give us a bid for a couple of leave cleanings. He has leaf vacuums. He will give us an estimate. They will turn off irrigation next week. It is supposed to snow next week but isn't supposed to freeze. He will give us a bid to remove Chinese elm on west side of property near building z. Mary made a motion to remove the tree, Dan seconded and all approved.

Concerns of Residents-

When are we scheduled to clear leaves off of the road? Josh from Emerald Isle reported that they do one clearing twice a year in the contract one in the fall and one in the spring.

Are we going to come together with the townhomes to do some future planning? We were built to look the same. Jack makes a proposal that after the assessment is done we have a special meeting "retreat" and discuss these issues with a specific agenda. Whitney suggested that we have a couple of meetings to discuss. Jack suggested 2 members from each association. Dan and Shirley volunteered to be a part of this planning. Dan seconds and all others approved.

President's Report-

Treasurer's Report- Reports the actual expenses are lower than budgeted expenses. Mary motioned to approved.

Manager's Report: Periphery of tennis court is showing wear and tear. Awning Replacement Bids

Michael Rhodes is retiring December 31, 2010. We need to make a selection as soon as possible. Veronica will give us more information by email. Michael Rhodes also has some recommendations.

Old Business:

- a. Townhome representation on Recreational Board/increase from one to two directors. Mary motions increase it to 2 representatives from the townhome association. Whitney seconds. 6 approve. Jack Abstains. Jack nominates Mary Camacho and Shirley seconds and all approve.
- b. Awning Replacement Bids: We will continue to research and get bids. Jack suggested that we get bids for fiberglass awnings. All approve.
- c. Reserve Study: It is not mandated by law that we get a reserve study. Jack makes a motions that we go with Bornengineering Reserve Study for \$2000. Beth seconds that motion. Terry and Mary abstain.

- d. Audit- We have two bids to do this in January 2011. Mary moves that we engage in an audit 2011 or the fiscal year 2010 with Bondi & Co.
- e. Increase size of speed limit sign and add "caution children at play" sign to north and south entrances. Mary motioned to have the sign moved pending permission of the owner. Whitney seconds all approve. Whitney moves to get speed sign \$15. All approve. Dan is getting bids on adding a couple of new speed bumps.
- f. Whitney makes a motion that we get a price on an inexpensive computer. All approve.

Mary made a motion to adjourn meeting. 8:26

New Business:

Meeting Adjourned: 8:27

Beth Vinson