

THE CATALONIAN AT CHERRY CREEK NORTH BOARD MEETING

January 12, 2010

Board minutes

Call to order: Myles called the meeting to order at 6:42 p.m. Present were: Myles, Les, Christina, Matt, Geysu and Jason. We have a Quorum tonight.

Approval of minutes: The December minutes has been amended to change the date at the top from November 10 to December 8. Everything else in the minutes has been approved.

Homeowners Forum:

- Brad who owns unit 110 also joined the meeting to ask about the possibility of renting to someone who has a dog. We're going to ask everyone to vote on if they want to change the rules and regs at the annual meeting next month.

Treasurer's Report:

- Delinquencies: There is only one delinquency now. The other unit that went into foreclosure has repaid all of the delinquency by the new owners/bank in excess of \$18,000. The unit that is currently delinquent owes roughly \$1200. The owner is not going to pay the dues until he knows for sure he owns the property. There is currently a dispute with the bank because the property was obtained through a foreclosure and the new owner was not aware of a lien that came forward after the sale took place.
- Financials: Reserves are \$87,408.65. Special assessment reserves are at \$37,176.08 (negative). (Note: the reserves number does not include the \$18,000 recently collected from the delinquency on unit 505)

Property Manager's Report:

- The door mats were supposed to be in, but they were the wrong color. They're being reordered.

Old Business:

- We're still waiting on 2 bids for the window repairs.
- The lock change after construction is complete.
- The pet issues will be voted on at the annual meeting.
- Budget Prep: Jason has been working on the 2010 budget. We're still working on a few small changes, but there won't be a recommendation to increase dues in 2010. Some line items have been increased and some reduced, but overall the total budget will remain the same as last year.
- The reserve study won't come back for several months.
- The new fence has been coated.

New Business:

- We had a discussion tonight about covering the upper parking deck and the issues with the area being slippery during the winter. We're going to bring up the concerns at the annual meeting to make everyone aware that this is our #1 concern.
- We will continue to use Alpine Waste & Recycling.
- The bill for our legal fees related to the request for documentation by unit 104 will be absorbed by the HOA per a unanimous vote by the board. The cost was in excess of \$800. We will send unit 104 a letter stating that any future contact with our attorneys will be billed directly to the owner of unit 104.
- We have two fire gauges that need to be replaced per SimplexGrinnell. We're going to replace them. It's roughly \$300.
- An electric unit heating in the boiler room that needs to be replaced. We have 1 bid and we're waiting for another bid to come in.

Resident Concerns:

- We will amend the November, 2009 minutes to include the unanimous vote to deny the \$300 reimbursement request to unit 104 during the EFIS repair work as voted per the HOA board of directors.
- Unit 208 has reported a leak in the parking garage. We contracted the company that did the original work to look at the leak.
- The new owners of unit 505 have requested to be placed on the waiting list for permission to lease the unit in the future.

Adjournment: The meeting was adjourned at 8:01 p.m.

Matthew Williams
Secretary

**THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING MINUTES**

February 9, 2010

1. Call to Order

A quorum was established. Meeting took place directly following the Annual Meeting.

2. Election of new board officers during Annual Meeting held preceeding

3. Approval of Meeting Minutes from January 12, 2010

4. Treasurer's Report

- a. Delinquencies: #102 is currently delinquent. #505 has been paid in full.
- b. Reserve study will likely indicate reserves are under funded. Might have to redo portions of the budget for 2010 based on findings of reserve study.

5. Property Manager's Report – Les Eben

- a. Windows will be cleaned in the Spring. Many resident have been asking.
- b. Les Eben is getting bids on window repair.
- c. Yearly fire inspection was done on 2/23/10. Everything looked good.
- d. Electric heater unit in boiler room has been ordered.
- e. There is a leak in the covered garage over the spots occupied by unit #208. The board is concerned about fixing the leak. The leak was originally brought to the attention of the board because a letter was written by residents of unit #208 asking for funding to clean their car as a result of the constant leak.
- f. Board voted to approve replacement of 10 more dryer fans on the roof. Others will be fixed as needed.
- g. In the Spring the trees will be maintained, there will be beetle control and also fertilization of the outside lawn areas.

6. New Business

- a. Suggested to get copies of all rental leases. Fine for not following this rule.
- b. Suggested to implement fees for violations of the "renters must not have pets" rule. Those owners who rent their units to people who don't have pets feel like they are being punished for following the rules because others rent to people who have pets. Apparently it is harder to rent if you don't allow pets.
- c. Discussion to fine owners in \$50 increments per month for each rule violation (pets or not having a rental lease on file.) First offense will receive a letters.

7. Adjournment at around 9pm.

Jillian Hochstetler
Board Secretary

Next Board of Directors Meeting: March 9, 2010

**THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING MINUTES**

March 8, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Jason Fletcher, Lyle Jones, Nancy French, and Hinda Bookbinder. Resident from #509 came to express some concerns.

2. Approval of Meeting Minutes from February 9, 2010.

3. Election of Officers (see attached list).

4. Homeowner Forum

- a. Concern was raised by owner of #509 about seal on windows, door not closing properly on the 1st floor, and changing name on resident directory call box.

5. Treasurer's Report

- a. Delinquencies: #102 is currently delinquent and is in collections.
- b. Reserve study fee was \$3,425. Bill was paid for dryer fans.

6. Property Manager's Report – Les Eben

- a. Plants—plan drawn up for shrubbery, the plants that were pulled out when the outside of the building was redone will not be replanted because many of them were diseased. Bulbs have been plants and some new shrubs will gone in when the weather improves.
- b. Owner of Unit #104 has express desire to look at books. Was given access to all books and made copies. Lawyer has been advised by Board not to engage owner without prior approval. Owner of Unit #104 is always invited to attend board meetings to express concern, but has not come. Board members are working on a letter to address his concerns. J&M Accounting are doing an audit of the books.
- c. Pet Issues---owners who allow renters to have pets will receive a notice that they are not following the condo rules and regulations. A fine system was established by the board and will be implemented.
- d. Discussion of upper parking deck covering and surfacing. Receiving bids. Geysu Gurpinar will update everyone next month. Discussion on how to solve the drainage problem.
- e. Borne Engineering Reserve Study draft is in. Decision by Board not to discuss until everyone has a final copy to review.
- f. Discussion on how to get a better interest rate on our reserve money in the bank.

7. New Business

- a. Unit #309 sent a letter asking to rent her place. She is grandfathered in according to amendment, so will be advised that this is allowed.
- b. All of the lease are being collected by the Management Company so Board has current list of who is renting and who is not.

- c. Concern was raised by owner about door mats and lack of uniformity throughout the building. The rules and regulations state that no door mats are allowed. A letter will go around to all owners and tenants advising them to remove door mats by a certain date.

8. Adjournment---meeting lasted 1.5 hours.

Jillian Hochstetler
Board Secretary

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
April 13, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Jason Fletcher, Hinda Bookbinder, and Jillian Hochstetler.

2. Approval of Meeting Minutes from March 9, 2010.

3. Review of letter regarding pets and door mats to be distributed to all owners. Letter going out this month to all owners. Board approved property manager to deliver to everyone's door as well so renters are also notified of the rules and regulations. Discussion over pets in the building.

4. Homeowner Forum: Approval of Window Casements

5. Treasurer's Report---all people over 90 days delinquent will go to collections per the rules and regulations.

6. Property Manager's Report:

- Lights on 4th floor will be replaced this month.

- Beeping sound in entryway is the compressor contactor. Simplex Graneao is working on it. We are waiting for a part.

- Trees in the front of the building will be treated on April 14th, 2010 by Swingle.

- Landscaping and bushes will be done in May after the tulips are done blooming.

- Sprinklers will be turned on in a week.

- Water in hallway on 1st floor was a back up of pipes from throughout the building.

- Borne Engineering Reserve Study. They are revising the recommendation on how much to increase the reserve funds based.

- J&M Accounting Audit is working on the audit to comply with new Senate Bill 100 requirements.

- During last storm, heat tape failed, froze, busted pipe in the garage. It has been repaired.

- Door stop to be replaced in loading dock area ASAP.

- Front step crack is being repaired by Torrco who did the original work as is the crack in the back ramp area.

- Bid out on carpet cleaning in the hallways. Carpet on first floor is budgeted for replacement.

- Concern raised that stairs inside need to be repainted in a professional manner.

7. New Business:

- a. Board approved to send Terry Power Unit 104 the March approved minutes and Annual Meeting minutes which are unapproved until the following annual meeting.
- b. #404. Request approved to install tiles near doorway to compensate for water damage in unit.

Adjournment at 7:40pm.

Jillian Hochstetler
Board Secretary

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
May 11, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Jillian Hochstetler, Geysu Gurpinar and Nancy French.

2. Approval of Meeting Minutes from April 13, 2010.

3. Review of responses to letter regarding pets, doormats, and leases was distributed to all owners. There are many owners that still must turn in their leases.

4. Residents Concern: Missing mat—no one knows who stole the mat.

5. Delinquencies—Fannie Mae reviewed rental regulations and said HOA rule was within their guidelines. #102 in collections. #104 will be going to collections this month. #110 next month as well. All past due accounts over 90 days go to collections.

6. Management Report: Apex Glass Update: Repair to units with window issues (#410, #507, #509, #503). Apex has residents' numbers and is coordinating with them individually.

Dry compressor—thought it was just pipe/controller but turned out the compressor needs to be new. Old one was not fire rated. New one has been ordered \$1880—should be in this week.

Electric Bill---rebate for installing energy efficient bulbs.

Large fan motor outside #509 being replaced.

Born Engineering Reserve Study—everyone received copies to review. Very conservative with their estimates.

J&M Accounting Audit—still working on it. Required to be conducted by Senate Bill 100 once every 3 years.

Torcco working today on fixing crack on ramp and front step.

Small leak again in the garage.

Upper Parking deck covering and surfacing— Geysu looking into getting bid.

Planting schedule---slightly delayed due to bad weather.

Carpet Replacement 1st floor— In a month will be replaced. Carpet cleaner coming in

for the other floors---bid for approx. \$200 per floor.

Window cleaning to take place this summer. Already have bid and contracting.

Z-Flashing---longer Z-Flashing, being schedule, covered under the warranty. The stairwell will also be repainted.

Outside Unit #104, smaller pumps/more energy efficient being put in. Torcco will be putting in new pumps, cleaning, mosquito control, etc. \$1,025 for the whole year.

New Business: None

Adjournment at 7:30pm.

Jillian Hochstetler
Board Secretary

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
June 8, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Jillian Hochstetler, Geysu Gurpinar, Nancy French, and Hinda Buchbinder.

2. Approval of Meeting Minutes from May 11, 2010:

3. Residents Concern:

#507— Sliding door needs to be fixed due to warping. Suggestion to replace with a metal piece---board approved to pay for repair.

#402-- request to have a service dog. Owner was sent proper paperwork to fill out.

4. Delinquencies: #104 Closed and was sold. Past due amount paid off in full.

#102 in collections. This month #110 going to collections due to not paying special assessment. #503 unauthorized move fine (rental).

5. Financials: FDIC Insurance amount might be changed for reserves from \$200,000 to \$100,000, in which case we would need to move \$40,000+ of the reserve money to another account.

6. Management Report:

Adam Dinga to get back to property manager on painting of stairs and Z flashing. Portion of the z flashing was not installed which was causing the leak, not installed correctly. We have extra z flashing in storage that can be used for this repair. Water is going into the balcony of 4th floor units instead of going on the ground.

4th floor round lights were replaced. Need to check. Replaced ones on outside of garage. 4th floor hallway lights the bulbs are on order. Will be replaced soon.

Suggestion over the next few years to replace the sconces in the halls. Some are beginning to crack and complaints about how they aren't very visually appealing.

Waiting on sample for carpet and then will install. Same price. Only on 1st floor. All glued down. Other floors will have carpets cleaned.

Discussion planned for July Board Meeting about rate for the Money Market account for reserves.

Bid on replacing electric drive air compressor—a dry valve. The current one is 10 years old---they can last 50 years. There is nothing wrong with ours so no need to replace.

J&M Accounting will have audit completed over the next month or so.

Upper deck of parking. Geysu having two companies come out and bidding on the project. Weathersure has made repairs to the upper deck when there have been leaks to the bottom.

Waiting on bid for more plants. Plants needed for the back of the building. Board will watch the plants on the side of the building to see if they come back over the next few weeks. If not, those need to be replaced. Planter getting us a bid to replace those.

Board asked property manager to follow up with gardener on watering situation and if there is enough water being given to the plants. Asked to check on what the watering schedule is. Alberta spruce is the suggestion for the side wall if the bushes don't come back. Suggestion to trim the bushes/trees along the ramp.

5.New Business:

Discussion on putting together a strategic plan on how to spend reserve money over the next 5 years. Anticipating repair costs and special assessments. Les will bring a sample copy to the next meeting for Board to start working on.

Letter to be sent to #102 regarding delinquency.

Board asked property manager to look into the current rate at the bank on our funds and we will make the decision at the next meeting as to where the money will go.

Adjournment at 8pm.

Jillian Hochstetler
Board Secretary

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
July 13, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Hinda Buchbinder, and Jillian Hochstetler.

2. Approval of Meeting Minutes from June 8, 2010.

3. Homeowner Forum/Resident Concerns:

Complaint about 102 looking very neglected. Property manager asked resident to put towels and extra furniture away last month. Property manager sending a letter with a notice of a fine if area is not cleaned. 106 also looking neglected. Property manager will follow up with owner.

4. Delinquencies

#110 agreed to send in an extra \$500 each month until the past due amount is paid off.

#310 is all caught up and paid in full now.

5. Treasurer's Report:

Unanimous decision to look into opening an account with Ally Bank to get higher interest rate. Decision to move \$80,000 to this account. Property manager will make sure there are no penalty fees and get more details on the account and email info to board members.

6. Management Report

Carpet cleaned on floors 2, 3, and 4. Received samples of carpet for first floor as well as bids. Board decided to go with Veterans Carpet.

Adam Dinga from Top to Bottom will be re painting the stairwell stairs tomorrow. They have also completed all of the Z Flashing.

J&M Accounting has come to pick up the files for 2008-2009 audit. Will try to have completed for the August Meeting

Upper Deck Parking Structure Repair: Geysu Gurpinar will present bids and possible solutions at August Board meeting.

Landscaping Update: plants on 2nd Ave side of the building are coming back because

another water line has been added and the sprinklers have been adjusted. Two of the rose bushes in the front look like they died and need to be replaced. They are still under warranty. Trimming of bushes and trees on the ramp in the front of the building can't be trimmed until the end of the summer after they are done blooming. Will probably be trimmed in the fall. Trees on the property were sprayed for bugs last week.

Window cleaning---two bids received. \$875 from Reflection best bid. Property manager will move forward with scheduling.

New lawyer at Hindman-Sanchez will be Molly A. Foley-Healy.

Service Animal forms have not been received from owners that requested paperwork on behalf of their tenants.

7. New Business:

Fire door on first floor does not slam all the way shut. Les looking into adjusting the fire door.

#205 will be sent a letter regard illegal move out of the building with exercise equipment through the front door as well as not picking up after her dog in the front grass area.

Former owner of #104 was notified in writing of violation of rules and regulations when he was moving out of the building and his moving deposit was not refunded. Move occurred after 5pm, back ramp was not used, and van was not parked in the ally where it was supposed to be but instead on top of the parking garage. Follow up letter will be sent to former owner explaining the violation.

Unit #507---will follow up on repair to sliding door frame. Board in favor of owner's suggestion for how to repair the door.

Governor passed a new law requiring Home Owners Associations to register with the state as of January 1, 2011. Property manager will follow up and make sure we comply with the new rules and regulations in Colorado.

Asked property manager to follow up with the cleaning service to have them clean the metal strip area leading into the elevator.

Adjournment at 7:30pm.

Jillian Hochstetler
Board Secretary

**The Catalonian At Cherry Creek North
Board Meeting
September 14, 2010**

Call to Order 6:35 PM

A quorum was established. Present were Board Members, Myles Hayutin, Hinda Buchbinder, Nancy French, and Geysu Gurpinar.

Approval of August 10, 2010 Minutes

Resident Concerns:

Hinda Buchbinder expressed concerns about the carpets on the other floors, and requested more flowers at the front of building and on north side. Board decided to wait until next years budget.

Hinda also requested tracks in elevators scrubbed and carpet spot cleaned.

Managers Report:

Les Eben of Wehner Mgmt. Discussed schedule for upper deck and Board also discussed unused and abandoned bikes in lower garage. We will put out tags for owners and tenants to fill out and all unclaimed bikes will be removed.

Transfer of Reserves:

Board decided to transfer approx \$98,000 to \$115,000 to Heartland Bank as interest rate is 2%. We are currently only receiving .89% at current bank.

Audit:

J& M Accounting completed Audit of 2008. There were no discrepancies. J& M accounting also proposed Audit every 2-3 Years at a cost of Approx. \$2,000 to \$3,000.

Reserve Study:

Board will also review our Reserve study on a Yearly basis in April or May to determine necessity of another Reserve study.

Delinquencies and Treasurers Report

#102 is in collections and Attorney has filled Lien

Financials appeared to be in Line

Meeting Adjourned at 7:45 PM

Hinda Buchbinder HOA BOD

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
October 12, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Geysu Gurpinar, Nancy French and Jillian Hochstetler.

2. Approval of Meeting Minutes from September 14, 2010.

3. Homeowner Forum/Resident Concerns:

- Complaint was received from resident regarding pet accident that soiled carpet in elevator and on first floor. Carpet was cleaned and stain coating was applied. Letter will be sent by Property Manager to owners who have pets to discuss being responsible and cleaning up after their pets in and around the building.

4. Delinquencies and Treasurer's Report

#110 agreed to send in an extra \$500 each month until the past due amount is paid off. Has continued to pay as agreed and amount is almost completely paid off.

#102 is in collections. Attorney has filed a Lien.

5. Management Report

- Parking deck resurfacing was completed. The same company is also bidding to repair a leak in the underside of the parking garage where the bike rack is.
- Simplex Grinnell: Property Manager met with them today. Issue with how compressor was put in. They took out charge for repair because they did not initially install correctly. Sprinkler heads in garage must be replaced due to new fire code regulations in Denver requiring they be replaced every 10 years. Three companies are putting in bids on this, as well as bidding for the building's entire fire system maintenance contract.
- Review of bids on HVAC maintenance.
- New belt on fan and motor replaced on fan that runs through unit #204.
- Property Manager will continue to put out Decon traps and sticky pads around outside of building on first floor to prevent mice from entering the building. Decided that since mice are not currently an issue, this is the best preventative measure to take versus hiring an exterminator. #109 reported that her exterminator found no signs of mice in the traps he set or in the unit.
- Two bids received to clean up the sidewalk in front of the building after all of the crab apples have fallen. Cleaning will take place in the coming weeks.

6. New Business:

- Board is in the process of reviewing the budget for next year. Will be completed in February 2010 for presentation and approval at the Annual Meeting.

Adjournment at 7:30 pm.

Jillian Hochstetler
Board Secretary

THE CATALONIAN AT CHERRY CREEK NORTH
BOARD MEETING
November 9, 2010

1. Call to Order

A quorum was established. Present were Board Members Myles Hayutin, Hinda Buchbinder, Geysu Gurpinar, and Jillian Hochstetler.

2. Approval of Meeting Minutes from October 12, 2010.

3. Homeowner Forum/Resident Concerns: none

4. Treasurer's Report:

a. Financials: Moving a portion of reserves to Heartland Bank for higher rate. Property Manger is working on all of the paperwork.

b. Delinquencies: All units are current except #102. Lien filed including all attorney fees.

5. Management Report

a. Letter being sent to owner of Unit #503 regarding renter having a dog. Renters are not permitted to have animals.

b. Property manager is getting an electrical bid for the front lights to be replaced with energy saving lights.

6. New Business:

Review of Simplex Grinnell's bid for maintenance.

Rubber around door to the garage is being replaced.

Mat is being replaced by the mailbox.

Adjournment at 7:15pm.

Jillian Hochstetler
Board Secretary

“The Catalonian at Cherry Creek North” Association

**The Regular Monthly Board of
Directors Meeting held on
December 14, 2010 did not
have a quorum present so no
business was conducted.**

**The next Monthly Board
Meeting is currently scheduled
for January 11, 2011.**