

Garfield Condominium Association
301 Garfield Street
Denver, Colorado 80206

A meeting of the Garfield Condominium Association was held on Monday, September 27, 2004 at 7 :00 PM at the home of Nancy and Bob Allen. In attendance were owners, Bob and Nancy Allen, Gary Mobell, and Mary Poole. Owner Ron Katz' business manager was informed of the meeting but was unable to attend.

President Bob Allen moved, it was seconded and approved to designate Mary Poole as secretary of the Association.

President Bob Allen informed the group that an infusion of funds is needed in order to meet a pending insurance bill and other potential expenses.

Dr. Allen, moved, it was seconded and adopted that a special assessment of \$750 per unit be assessed and that the monthly fee be increased to \$575, effective October 1, 2004.

There was discussion of security doors for the patios. Mr. Mobell will get the name of the person he used for installing security doors.

The meeting was adjourned at 7:30 PM.

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Date: Sept. 27, 2004

President

Mary D. Poole

Secretary

The Board of Directors of the Garfield Homeowners Association approved informally, on July 26, 2005, the request of Mary D. Poole, owner of Unit 2E to have windows on the East and South in her unit tinted with 3M Scotchtint Sun Control Film. The purpose of the film is to reduce the amount of heat and UV rays coming into the unit, thus reducing air-conditioning expense and fading of rugs and upholstery. The film to be used is transparent and non-reflective. It was recommended that any future buyer of the unit or professional window washers be apprised of the presence of the film because it can be damaged if one is unaware of its presence. It was recommended that this decision be attached to the minutes of the next meeting of the Association.

Mary D. Poole

Mary D. Poole, Secretary

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The annual meeting of the Garfield Condominium Association was held on Thursday, October 27, 2005 at 7 :00 PM at the home of Nancy and Bob Allen. In attendance were owners, Bob and Nancy Allen, Gary Mobell, Mary Poole, and property manager Rick Ingrahm. Members signed in. There were no proxies.

Minutes of the September 27, 2004 meeting were approved as submitted.

Gary reported on an attempted break-in and requested opinions on the advisability of installing lights activated by motion. It was decided to get three bids on installing such lights for four units, two rear units and for one unit. Rick and Gary will get the bids.

Presentation of the budget elicited discussion on:

Lighting: There was discussion of savings that might be achieved in lighting costs: elimination of the post lights at the front entrance, to be replaced by lights on the building. Another suggestion was reduced lighting in the stairwells and garage, possibly fluorescent lighting in the garage. Rick will investigate these possible savings.

Insurance: Rick indicated that he will try to get a lower quote on insurance.

The budget for 2005 was approved. The management fee has been increased by \$25 per month in both the 2005 and 2006 budgets. Dues will be increased from \$575 to \$650 beginning December 2005. Ms. Poole expressed her concern that, in 13 months, the dues have risen first from \$475 a month to \$575 with an assessment of \$750 and now to \$650. President Allen explained that an earlier decision was that assessments would be made when needed and that no reserve would be established.

The budget for 2006 was presented. It includes increases in a number of areas, including gas and various maintenance costs. Under the new state legislation, the association is required to have a review of its financial records at some point prior to 2008. Rick has budgeted for such a review and will research suggestions for someone to perform that review.

Rick will revise the 2006 budget based on recommendations concerning lighting, insurance and other areas where savings might be achieved. The revised budget will be presented at a meeting during the first quarter of 2006.

New Business:

Bylaws were approved as submitted. Rick will arrange to have them recorded.

Rules and Regulations were approved as submitted.

Election of Officers:

The slate of officers were elected to serve for 2006:

President: Gary Mobell

Vice President: Robert Allen

Secretary-Treasurer: Mary Poole

The meeting was adjourned at 7:45 PM.

Respectfully submitted by Mary D. Poole Secretary

[Signature] President

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The annual meeting of the Garfield Condominium Association was held on Sunday, November 4, 2007 at 4:30 PM at the home of Nancy and Bob Allen. In attendance were owners, Bob and Nancy Allen, Gary Mobell, and Mary Poole.

Minutes of the October 27, 2005 meeting had been approved as distributed following the 2005 meeting..

President Gary led a discussion of maintenance issues and will call Rick to recommend individuals to do the work and get estimates, where indicated.

1. Need to replace soiled carpet in elevator entryway, garage level. Nancy suggested that the carpeting be replaced with tile so that it is easier to clean. Nancy will be responsible for getting a loose rug or mat for the area following tile installation.
2. Need for touch-up painting in the front entryway.
3. Strip over the garage needs completion by the workman who did the original job.
4. Area for garbage cans needs periodic cleanup. Gary will mention this to Rick and Nancy will talk with representatives of Denver Concierge to see how much it would cost to have the area checked about once every two weeks to tidy up the area.
5. Leaf accumulation in front of garage door. Nancy will talk to the cleaners about gathering the leaves so they don't clog the drain.
6. Snow removal. Nancy asked Gary to remind Rick of the city requirements for snow removal.
7. Recycling. Mary mentioned that the city would provide another recycling can for paper, plastic and bottles. Mary will call the city to get another container.

A review of the most recent financial report suggested that a dues increase is needed to cover the recommended maintenance activities and potential increases in budget line items..

It was moved, seconded and carried to increase the dues by \$50 per month beginning December 2007.

Election of Officers:

The slate of officers were elected to serve for 2008:

President: Gary Mobell

Vice President: Robert Allen

Secretary-Treasurer: Mary Poole

The meeting was adjourned at 5:15 PM.

President

Secretary

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A meeting of the Garfield Condominiums Assn. was held at the Allen home on Tuesday, July 1, 2008. Present were: Bob and Nancy Allen, Gary Mobell, Mary Poole, and Rick Ingraham.

The minutes of the Nov. 4, 2007 annual meeting were approved as distributed.

Members reviewed the AD Builders estimate for work on the garage vestibule—removal of the carpet, replacement with tile as closely matching that in the elevator as possible.

It was moved, seconded and adopted to approve the bid of \$980 for the vestibule work

Members reviewed the bids of Hallmark and Gardner for work—sanding and painting—on the exterior of the building.

It was moved, seconded, and adopted to accept the Gardner bid with the exception of Option 3 (stucco work) for a total of \$8,140.

Rick will get an additional bid from Gardner for the garage door cleaning and painting and will add that to the amount needed for the other exterior work, approximately \$160 (according to the Gardner bid).

Members reviewed the Keesen Enterprises estimate for adding new large bark mulch on the property to all areas where the plastic is exposed.

It was moved, seconded, and adopted to approve the expenditure of \$1,387.

By consensus, the members approved an assessment of \$2,500 to cover the costs of the three projects.

Rick will send each member a letter requesting \$2,500 with a due date of July 15.

Mary and Rick reported that the issue in Mary's living room was an interior problem rather than an exterior stucco problem. Rick will contact the bidder and clarify the work needed, which will not affect the Association.

Rick distributed a copy of a bill passed in the recent legislative session concerning additional requirements for condominium associations. Mary volunteered to read the legislation and propose additions to the Rules and Regulations as needed to incorporate required provisions.

There was discussion of gas and electric bills and ideas to control expenses. Gas prices have increased significantly and are expected to increase again by about 20%. The heated driveway and sidewalk are the major gas costs. It was suggested that lighting in stairwells and garage might be reduced by replacing existing bulbs with long-use bulbs as

replacements are needed. Rick will check to see if fewer lights in the garage would meet the building code (there are 11 lights on in the garage 24 hours a day which seems excessive).

Rick reported on insurance investigation that he had done. Another company offers insurance at less cost but without directors'/officers' indemnification, so the recommendation is that we stay with the current insurance provider.

Rick will prepare the 2008 budget and send it to us.

Other issues briefly discussed were: frequency of gutter cleanings (Fall), replacing hall lights (Nancy knows how to do it), and the flower pots at the front door. Security doors: two sources: Alameda Ornamental Iron and Artistic Iron. Members looked at cracks above the moldings in the front entry and decided not to do anything about them because they would reappear again soon after.

Members thanked Rick for his personal attention to our needs and concerns.

The meeting was adjourned at 5:45.

President

Secretary