

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
MINUTES OF BOARD MEETING HELD ON
January 10, 2013

(Time: To begin immediately following adjournment of the Four Mile Village
Recreation Association's Board of Directors meeting)

MINUTES

Meeting Called to order at 8:10 by Terry White

Roll Call - Members Present: Shirley Taylor, **Juliet Post, Nancy Battan, Daniel Avjean, Suze Allen, Vicki McConnell**

It was established that there is a quorum.

Please see sign in sheet on record for full list of guests.

Concerns of Residents: Ceiling repair for 7-201, wants to send Mike over to make a determination as to what issue is.

Approval for May board minutes: Juliet motions to approve November minutes with specified changes, Dan seconds, Bev abstains, all ayes, pass.

Emerald Isle Report – See Rec Minutes.

The President's Report: Looked over garages that were damaged. Wants to get three bids to replace siding on some south side garages. Will send Mike to look at garage for unit 4-205.

Juliet will walk property and find units out of order and make a report for next month.

The Treasurer's Report given by Beverly Chalmers: Tabled to next month.

Manager's Report was given by Russ Wehner: None.

Old Business

Rental Unit Reports, to be reported at a later date.

Redraft of 7th Amendment. We need it rewritten and resent. Will look into what is going on.

New Business:

New rules and regs are being worked on by Bev

Appointment of officers: President – Terry White

Vice President – Dan Avjean

Secretary – Vicki McConnell

Treasurer – Suze Allen and Bev Chalmers

Closed to the public.

V. The meeting was adjourned at 8:45 p.m. by Terry.

The Next Board of Directors Meeting is scheduled for Thursday February 14, 2013
Immediately following FMV Recreation Association's Board Meeting

Respectfully submitted by:
Juliet Post/Secretary

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
MINUTES OF BOARD MEETING HELD ON
February 14, 2013

(Time: To begin immediately following adjournment of the Four Mile Village
Recreation Association's Board of Directors meeting)

MINUTES

- I. Meeting called to order at 7:43 by Terry White
- II. Roll Call - Members Present: Shirley Taylor, **Daniel Avjean, Suze Allen, Vicki McConnell, and Beverly Chalmers.**
It was established that the 6 Association members in attendance established a quorum. (See sign up sheet attached.)
- III. Concerns of Residents: none were in attendance.
- IV. Approval of FMV Condo Association January Board minutes: Bev Chalmers motions to approve, Dan seconds, all ayes, motion passes.
- V. Emerald Isle Report: Josh Cyboron (as seen in Rec minutes) reported on status of bids for tree branch pruning of overhang (sidewalks, roofs, gutters etc.) and his collaboration with Swingle Tree Service.
- VI. President's Report: Terry White. No new information.
- VII. Treasurer's Report: Beverly Chalmers: FMV Association is generally ahead in collections for 2013, over in legal fees (due to pending lawsuits), ahead in building and grounds expenses, overall on target for elements that the Association can control. Beginning cash balance: \$110,628, estimated ending balance \$117,000.
Approval of January 2013 financial statements: motion by Vicki, seconded by Shirley, all ayes, motion passes.
- VIII. Manager's Report: Russ Wehner presented a change for future FMV Board meeting Agendas as suggested by CCIOA, that being that general discussion of delinquencies will now occur during the open to the public portion of Board meetings (where previously they were conducted in the Closed to the Public segment). Beginning with the March 2013 Board meeting, immediately after the Manager's Report on the Agenda, specific FMV condo delinquencies will be identified (though not by name) by number of priority on that month's delinquency report. This segment of the Agenda may also cover total delinquencies, along with the terms of timeline of each delinquency. Collection matters that have been turned over to legal counsel will continue to be discussed in Executive or closed to the public sessions.
- IX. Old Business
- A. Rental Status Report, Update Pages 9-12 amendment, seems to be going in the right direction of keeping owner/rental ratio at 70/30%.
 - B. New Rules & Regulations for FMV Condo being separated from Recreational Assoc – Draft #1 of this document anticipated in March or April by Bev Chalmers.
 - C. South facing siding repair bids: two bids pending from Ireland's Finest and Mike McCollum. **(NOTE TO BOARD FOR FOLLOW UP AT MARCH MEETING, STATUS AND AMOUNT OF THESE BIDS.)**
 - D. Other: none
- X. New Business:
- A. HindmanSanchez 2013 Retainer Contract: Bev motions to sign, Vicki seconds, all ayes, motion passes.
 - B. Board Member Education Class Schedule (see Rec Minutes for courses sponsored by HindmanSanchez and available for Board members to attend either onsite or online, and upcoming schedule,)
 - C. Other: none
- XI. Delinquencies: The Board reviewed all pending delinquencies as prepared by Wehner, and discussed the manner in which delinquencies affect the availability of rental units, as well as the existing list of owners wishing to rent.

Closed to the Public. Executive Session

The Closed to the Public or Executive Session category on FMV Condo Association Agendas is for the purpose of privileged attorney/client information and other issues designated in CCIOA. Notes on these Executive Sessions will be taken by the Secretary and kept in a separate file available to FMV Condo Association Board members, Property Management staff, and appropriate legal counsel.

XII. Adjournment: The meeting was adjourned at 8:35 p.m. by Terry.

The Next Board of Directors Meeting is scheduled for Thursday, March 14, 2013
Immediately following FMV Recreation Association's Board Meeting

Respectfully submitted by:
Vicki P. McConnell/Secretary

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
MINUTES OF BOARD MEETING HELD ON
April 11, 2013

(To be held immediately following adjournment of the Four Mile Village
Recreation Association's Board of Directors meeting)

- I. Meeting Called to order at 7:37 PM by Terry White.
Roll Call - Members Present: Shirley Taylor, Suze Allen, Vicki McConnell, Juliet Post
Guest: Brittany Lutes
- II. It was established that five Board members establish a quorum.
- III. Concerns of Residents
1. Snow removal solution complaint (Unit 2-205): Board discussed resident's problems getting to work after what she deemed insufficient plowing/shoveling. Individual board members have tried in the past to help dig this resident out; Russ Wehner reports that, since we are on a client list with Emerald Isle which doesn't give the Condo Assn. the option to determine when exactly shoveling will occur after snows stop, this problem may persist. Russ will determine with Jeff of Emerald Isle if there's a specific time window as to when shoveling and plowing will occur so all residents will be aware of those timeline limitations.
2. Dog complaint (Unit 2-102): Vicki's dog was on leash and nipped at a resident's pants after she warned him, she will continue to be vigilant about her dog with others.
Snow solution, 2-102:
3. Other: Juliet Post commented on whether or not the vent holes in the HVAC surround fences are sufficient for the size of the HVAC units. Russ will verify this and get back with her. Shirley mentioned there have been some concerns reported to her with getting timely responses from Veronica on property matters. Russ says anyone with problems in this regard can email him or contact him directly at Wehner. Juliet also suggests there have been some requests from residents to get notifications about FMV activities (such as pool parties etc.) by email rather than posted or hand delivered mail. Residents would also have the option just to continue with notification by mail.
Russ and Juliet to confer on further action in this regard.
- IV. Approval of CONDO Assn. Board Minutes for March 14, 2013: due to questions in minutes by Vicki, approval of March minutes will be set for May meeting.
- V. Emerald Isle Report – See Rec Minutes for details.
- VI. President's Report: no content.
- VII. Treasurer's Report given by Russ Wehner. Cash flow YTD report indicates \$82,173.59 total income, with \$61,723.89 total operating expenses, for total adjusted YTD cash flow of \$11,782.10.

Juliet motions to approve March, 2013 Treasurer's Report, Vicki seconds, all ayes, motion passes.
- VIII. Manager's Report: Russ Wehner
Comments directed to specific topic areas of meeting.
- IX. Old Business
- a. FMV CONDO Assn. Rules and Regulations Draft II review by HindmanSanchez: see Rec minutes for further details, Board will review detailed letter from legal firm about this and proceed at May

meeting.

c. Proceed with Mike Prete to do repairs of south facing garage siding, Bldgs. 6 & 7: Juliet motions to accept his bid of \$5,850.00, Shirley seconds, all ayes, motion passes. Re garages, Suze asks Terry if he and Russ ever walked around to assess the damage mentioned to her at annual meeting by resident/owner of Unit 4-205 due to leak in fireplace flashing. Suze will get Fred's phone number so Russ can go follow up on this. **FOLLOW-UP FOR MAY: HAS 4-205 GARAGE LEAK DAMAGE BEEN ASSESSED?**

d. Recent thefts: Board gives Russ permission to post a note near the mailboxes about locking cars. **FOLLOW-UP: HAS NOTE BEEN POSTED?**

e. Rock and landscape west side of Bldgs 6 & 8: Mike Prete came in at almost half the price on his bid (\$5,900) compared to Emerald Isle (\$9,600). However, Board judges that Emerald Isle is better equipped for this type of grounds work. Juliet moves to hire Emerald Isle to do W side of 8 (at \$4,800), Vicki seconds, all ayes, motion passes.

f. Other: Regarding detached drain pipes, Terry did a walkaround and several were fixed. Russ will do another walkaround with Mike to fix any others. **FOLLOW-UP FOR MAY: ALL DRAIN PIPES NOW FIXED?**

X. New Business:

a. Juliet and Vicki's letter discussing violations did not get into the board package. It has been reviewed by Board members. Juliet will send it again to Russ (she had previously copied him; we need comment from legal representative, especially regarding fines, and a fines schedule should be established.

FOLLOW-UP: HAS A FINES SCHEDULED BEEN ESTABLISHED?

b. Board email set up: delayed until Russ sets up. He will be in touch with Board when problems are solved.

XI. Delinquencies – We have one owner with 7 units in arrears; Russ wants Board's approval to collect. Board gives approval. All delinquencies more than 90 days are now in collection.

Closed to the public. Executive Session

Privileged Attorney/Client Documentation, see Executive Session notes on file separately with Wehner Property Management.

XII. Terry White adjourned the meeting at 8:56 PM.

The Next Board of Directors Meeting is scheduled for Thursday, May 9, 2013.
Immediately following FMV Recreation Association's Board Meeting

Respectfully submitted by:
Vicki P. McConnell/Secretary

Amended

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
BOARD MEETING

May 9, 2013, 2013 in the Clubhouse

(Time: To begin immediately following adjournment of the Four Mile Village Recreation Association's Board of Directors meeting)

AGENDA

- I. Meeting called to order at 7:52 by Juliet Post (since no acting President present).
- II. Roll Call – Board Members present: Juliet Post, Shirley Taylor, **Vicki McConnell** and **Suze Allen**. With four members present, a quorum is established.
Guest attending for Wehner Property Mgmt: Russ Wehner
- III. Election of President: Shirley Taylor motions to elect Beverly Chalmers as president, Suze Allen seconds, all ayes, Bev becomes new president.
- IV. Concerns of residents: Juliet wants to follow up regarding the multiple violations to FMV covenants that are occurring on the condo grounds, and she would like to walk the property with Veronica to verify the violations and get the warning/fine letters written. Russ will set this up.

FOLLOW-UP IN JUNE: DID JULIET AND VERONICA WALK THE PROPERTY TO VERIFY VIOLATIONS AND SEND OUT VIOLATIONS LETTERS TO RESIDENTS?

- V. Approval of Board Meeting Minutes for March 14, 2013 & April 11, 2013: Shirley motions for approval of amended minutes, Suze seconds, all ayes, minutes approved.
- VI. Emerald Isle Report - Presented by Jeff Ellis, see Rec minutes for details.
- VI. President's Report: none
- VII. Treasurer's Report - Russ Wehner for Bev Chalmers: In the April 2013 Budget Comparison Cash Flow (Cash) report, actual MTD operating expenses are \$2,000 over MTD budget, with net operating income approximately \$400 less than budgeted. The substantial out-of-budget item so far this year is legal fees, and Russ expects that to come back in closer to budget when collections are final.

- a. Approval of April, 2013 Financial Statements: Vicki motions to approve Treasurers Report, Shirley seconded, all ayes.

VIII. Manager's Report: comments from Russ by specific topics.

IX. Old Biz

- a. Rental Status Report: owner occ units at 70%, tenant occ units at 10%, 7 units open now. ~~Close to contacting waiting list late this month or early in June.~~
- b. Rules and Regs; tabled to June
- c. Repairs of S facing garage siding: (update by Russ) in process, ETA for finishing is weather dependent, Russ will verify that all boards will be stained at the same time.
- d. Recent Thefts: tabled to June
- e. Status of rock/landscape west side of Bldgs 6 & 8, Emerald Isle (REC)
- f. Other: Board discussion on fixing steps to 2-205. Vicki motions to pay for Mike Prete's repair, Shirley seconds, all ayes.

X. New Biz: none

XI. Delinquencies: all units with substantial delinqu are in collection.

Closed to the Public: Executive Session

- a. privileged attorney client documentation-none

XII. Adjournment

Meeting adjourned by Juliet Post at 8:39 PM.

Next Board of Directors Meeting: June 13, 2013
Immediately following FMV Recreation Association's Board Meeting

*As presented @ June 13 meeting
Juliet P. McConnell, Secretary*

Four Mile Village CONDOMINIUM Association

540 S. Forest Street

BOARD MEETING

June 13 2013, 2013 in the Clubhouse

(Time: To begin immediately following adjournment of the Four Mile Village Recreation Association's Board of Directors meeting)

MINUTES

- I. Meeting called to order at 7:45 PM by Bev Chalmers, President.
- II. Roll Call – Board Members present: Juliet Post, Shirley Taylor, **Vicki McConnell, Suze Allen, Dan Avjean**. With six members present, a quorum is established.
Guest attending for Wehner Property Mgmt: Rick Ingraham
- III. Officer Re-Assignment: Bev Chalmers verified acceptance of position of Board President, Suze Allen will take over duties in full of office of Treasurer.
- III. Concerns of residents
 - a. Wasp complaint by letter from owner in Bldg 10-101: Discussion included that previous bid from Animal Relocators indicated they don't start spraying until July, and bid was \$902 for first spray and \$85 per call starting in Aug to spray and remove all nests. Last year Board agreed to have nests removed on a case by case basis. But Board members report wasps are here now, early it would seem, and nests are being seen.

Vicki motions to have exterminator come to remove the wasps (Wehner will get 3 bids). Shirley seconds, all ayes, motion passes.

FOLLOW-UP IN JULY: STATUS ON BIDS RE WASP SPRAYING AND NEST REMOVAL?

b. Juliet Post expressed continued concern (as have previously been noted in meetings by other Board members) with Wehner's performance regarding requests by FMVCon and tenants with property issues; actions seem slow to be followed up on, or in many cases, not handled at all. Multiple emails are sent and not answered.

She also commented, and other Board members agreed, that enforcement by the Board with Wehner's assistance for tenant violations must be proactive. Rick Ingraham reviewed that reporting violations follows this procedure: written reports of violations must be sent

to Wehner, these must be verified by Wehner, then three warning letters go out before a fine is levied. If Board members issue the complaint, they will need to follow up on action taken if not contacted by Wehner about specific issues (rather than an assumption made that the matter has been handled).

V. Approval of May 9, 2013 Minutes: Suze motions to accept **amended minutes**, Juliet seconds, Dan abstains, all other ayes, minutes approved.

VI. Emerald Isle: see Rec Minutes for details.

VII. President's Report (Bev Chalmers)

Veronica and Bev walked grounds pinpointing the location of fire-safety violation chicken wire attached on back or side decks, and sent 3 violations letters (for Units 1-201, 9-104, and 8-201). Bev, Shirley and Vicki also walked grounds with Rick and Mike Prete to look at trash bin gates, between 2 & 3, 4 & 5, 6 & 7. Mike's going to get strap kits to repair them. Paint on ends of repaired garages will be done on day when not too hot, or raining, Mike thinks that will be finished this week. Some of the chimneys are looking ragged (re wood siding) so Mike Prete is preparing a bid to replace those, as well as his solution for chimney caps to prevent dripping. Sidewalks were also examined and Mike is bidding on minor repair to specific concrete areas that will include patching, cutting, and replacing small segments.

FOLLOW-UP IN JULY: HAS ALL CHICKEN WIRE BEEN REMOVED? IF NOT, HAVE SECOND OR THIRD WARNING LETTERS BEEN SENT OUT?

***HAVE TRASH BIN GATES BEEN REPAIRED? WHEN WILL THEY BE PAINTED, IF REPAIRED?**

***HAS MIKE PREPARED BID FOR ALL WORK DISCUSSED IN THIS WALK THROUGH?**

***HAVE ALL REPAIRED GARAGE SIDES BEEN PAINTED?**

Bev brought up the fact that in order to repair staircases, decks, and patios, the FMVCon HOA will need to get the 7th Amendment covenant changed. This was put on hold during the pending Brandon lawsuits. All owners will have to vote to approve this Amendment, even though the HOA has been doing the repairs on these external elements of the property for some time now. This specific Amendment was put to a vote previously, but because it was combined with another change, homeowners didn't pass it. Bev's suggestion: send out a letter from the Board explaining what the Amendment is, and why we need to change it. (If we don't, then individual owners will have to pay for these repairs.) Follow up that letter with door to door collection of votes by current Board members.

Bev will work with Trish of HindmanSanchez (legal counsel) and Wehner to get text of letter drafted and out in the next 7-10 days. Need 67 owners to approve a change, plus

mortgagees. Try to set a date by which we achieve the votes, and after that, we start sending out letters that tell the owners they must pay for these repairs under the existing covenants (if not amended).

FOLLOW-UP IN JULY: HAS THIS LETTER BEEN DRAFTED, WHAT DATE HAS BEEN SET FOR THE VOTES? WHEN WILL THESE LETTERS BE SENT OUT TO OWNERS?

Mike Prete is getting bid for 4 on-site charcoal grills with pads; Wehner needs to check with insurance company to see what liability the HOA would have if we added those.

FOLLOW-UP IN JULY: WHAT DID INSURANCE COMPANY SAY ABOUT HAVING CHARCOAL GRILLS INSTALLED ON THE PROPERTY IN TERMS OF DAMAGE/INJURY LIABILITY FOR FMVCONDO HOA?

***WHAT WAS MIKE PRETE'S BID TO HAVE THESE GRILLS INSTALLED?**

VIII. Treasurer's Report: Bev Chalmers

FMVCon Assn is under budget by \$800, from collecting fees. Legal fees have put FMVCon \$13,000 over budget in Administrative costs, and though recovery of legal fees is part of the litigation in which the Assn has been involved, these fees haven't been recouped as yet. Assn is also over budget on General Maintenance for buildings, and grounds are over budget due to snow removal. If we have snow in Nov and Dec, Assn will be significantly over budget for snow removal. Discussion by Board of liabilities with shoveling or not shoveling stairs, suggest a need to boost budget for snow removal at this year's annual meeting.

Cash flow budget for May 2013: Total operating expenses of \$24, 727.63, net operating income of \$5,577.51, for beginning balance of \$113,146.38 and ending balance of \$110,9217.86.

Juliet motions to accept May, 2013 Financial Statements, Dan seconds, all ayes, statements accepted.

IX. Manager's Report: Rick Ingram (No specific comments except Wehner's input to Old and New Business topic discussion, below).

X. Old Business

- a. Rental Status Report: Rick indicates that six more rental spaces are now available on the condo rental list.

Two chicken wire violators have not been contacted: 4-101 and 9-101, as of June 7. Additional rentals in question for legality are Alvarez Estate, unit 9-102 and continued status of Unit 2-103 where renter appears in place but owner denies knowledge of said renter.

FOLLOW-UP IN JULY: WHAT INVESTIGATION HAS BEEN CONDUCTED REGARDING THESE UNITS AND HAVE ADDITIONAL CHICKEN WIRE VIOLATORS BEEN SENT INITIAL WARNING LETTERS (VICKI EMAILED VERONICA ABOUT THIS, FIRST PART OF JUNE)?

b. Rules and Reg book: FMV legal counsel (HindmanSanchez) advises that the Greenbook needs further work (though crediting Bev's significant efforts to remove redundancies, etc.). Suggests separate documents be created for rec, condos, and townhomes. Further, the existing PDF files from which to begin this work have to be recreated as Word documents in order to utilize them to create the new and separate Greenbook documents. Board will continue to work with HindmanSanchez in this regard.

b. Status of rock and landscaping previously discussed near Buildings 6 & 8: Bev notes that the initial bid was \$10,000 from Swingle/Emerald Isle. She had a question as to whether Board previously passed acceptance of this bid. Discussion concluded that we had approved the bid (or at least use of Swingle as a tree specialist rather than Mike Prete who does more general contracting), but want to revisit actually proceeding with this landscaping until after we pay for legal fees, especially those related to passage of Amendment 7 (so that repairs to building exteriors can proceed).

d. Board Member email set up: Separate emails have been created for FMVCon Board members, and Rick will coordinate assignment of addresses and delivery of individual passwords to members.

e. Other: Rick did a property overview tour with Mike Prete to identify repairs that need to be made to condo buildings (stairs, decks, chimneys, trash bin gates, etc.), also attended by Bev, Shirley and Vicki (see above, President's Report). He also reported that FHA certification for FMVcondo Assn will expire March 2014; price from HindmanSanchez for recertification is \$2,950. Juliet motions to request HindmanSanchez to proceed with recertification process, Dan 2nds, all ayes, motions passes.

FOLLOW-UP IN JULY: STATUS ON PREPARATION OF FHA CERTIFICATION DOCUMENTS?

XI. New Business

a. Community BBQ grill installations: need to get further information from insurance company regarding liability for grills if fires/injury occur.

b. Parking (Towing and Monitoring): contract consideration for \$160/tow (even though we will attempt to recover that charge from owner) – Board will read the Wyatt Towing agreement and send Rick an email with comments/approval.

FOLLOW-UP FOR JULY: DID BOARD OFFER RICK ANY COMMENTS ABOUT THE WYATT TOWING CONTRACT?

c. Other: none.

XI. Delinquencies (no comments)

Closed to the Public – Executive Session

a. Privileged Attorney/Client Documentation – Report Presented by President

XII. The meeting was adjourned by Bev Chalmers at 9:13 PM.

Next Board of Directors Meeting: July 11, 2013
Immediately following FMV Recreation Association's Board Meeting

Four Mile Village CONDOMINIUM Association
540 S. Forest Street, Denver, CO 80246
BOARD MEETING IN THE CLUBHOUSE
HELD ON July 11, 2013

MINUTES

I. Meeting called to order at 7:46 PM by Dan AvJean., Vice President.

II. Roll Call: Board Members present: Shirley Taylor, Vicki P. McConnell, Suze Allen, Dan AvJean. With four members present, a quorum is established.

Guests: Rick Ingraham of Wehner Properties and Jeff Ellis from Emerald Isle.

III. Concerns of Residents

- a. Unit 2-206 – bee hive removal was requested and completed.
- b. Vicki describes an altercation reported to her between resident in 4-101 and 4-205 re the off-leash dog of 4-101 resident. Police were called due to the aggressive behavior of resident of 4-205, and report taken by an officer.
- c. Chicken wire: Rick did inspection a week ago and gave Veronica a list of those units with chicken wire still in place, letters from Wehner should be going out before next Board meeting.

FOLLOW-UP IN AUGUST: STATUS OF CHICKEN WIRE NOT YET REMOVED, WHAT EXACT UNITS INVOLVED, STATUS OF RESPONSE FROM OWNERS/TENANTS IN THIS REGARD?

- d. Trash bins gates will painted tomorrow.
- e. Reports were made from Board members about complaints in the long lag time with Wehner re emails, or in fact, emails not being answered. Rick offers to pick up complaints personally by hand to make action faster and more effective.

IV. Approval of Board meeting minutes for June, 2013: Shirley motions to approve, Suze seconds, all ayes, these minutes approved.

V. Emerald Isle report: see Rec notes and VIII below.

VI. Presidents report: none

VII. Treasurer's Report: Suze Allen

Suze's assessment is that the current budget is over in legal fees and building maintenance and grounds. Total year to date expenses were budgeted at \$130,500, with actual expenses at \$129,753 and a current cash balance of \$113,254.

a. Approval of Financial Statements for June, 2013: Shirley motions to approve, Dan seconds, all ayes, statements are approved.

VIII. Manager's Report – Rick Ingraham of Wehner Properties (see his comments per topics below).

IX. Old Business

a. Rental status report: will be completed and sent to Board members by next week.

FOLLOW-UP FOR AUGUST: IT IS AUG 4 AND SO FAR I HAVE NOT YET RECEIVED THIS REPORT (V.P. MCCONNELL, SECRETARY). WHERE IS REPORT?

b. FMVCondo Association Rules and Regulations Draft III review by HindmanSanchez/Update – tabled until August.

c. Status of Rock and landscaping West side of Buildings 6 & 8: tabled until further notice. (However, Rick did note that Board approval is needed to proceed with adding rock just in the area around the Four Mile Village sign in this area. Suze motions to add rock around the sign IF the amount of bid is as recalled, at about \$400, Dan seconds, all ayes. Wehner will proceed to recheck the bid and if amount remembered is correct, have this done.)

FOLLOW-UP FOR AUGUST: WHAT IS STATUS ON THIS BID AND STATUS ON ROCKING IN JUST THE FMV SIGN AREA?

d. Other: none

X. New Business

a. Charcoal grills

(1) Mike Prete's bid for charcoal grills with concrete pads has been received and comes in at \$3,900 for 4 grills/pads.

(2) Wehner contacted Colorado Insurers Service, Inc. to see if the grills on FMV property would affect premiums. Michael Gallagher, President of CIS responded that it did not appear that installation of these grills would cause a rise in premiums (the Board was primarily concerned regarding liability issues that might affect insurance claims).

(3) HindmanSanchez offered an 5-page opinion letter in this regard. Overall conclusions from this letter, should the HOA elect to install charcoal grills onsite among the FMV condos, are: execute the Association's obligation to maintain, repair and replace the General

Common Elements and Improvements thereon in conformance with its duty of care to the residents of the Community; verify the General Common Elements are properly and adequately insured; and adopt and keep updated rules, regulations, policies and procedures of the Association.

In previous discussions, the Board has generally expressed the need to enforce the covenants as written, which would result in ALL grills being removed, replaced by the four charcoal onsite grills. At this meeting, the Board generally decided to table taking action on this until the work of passing Amendment 7 to the covenants is achieved. Should the Board decide to install charcoal grills, full care will be given as to location and safety regarding these grills.

- b. Wasp removal bids: three bids have been submitted, ranging from \$902 to \$3000 on a single visit basis (all buildings/decks/garage exteriors examined, nests removed, spray for unseen wasps). Terminex was ruled out (highest bid), and Orkin selected after Wehner solicits clarification as to charges on the bid. Dan motions to hire Orkin to do all the bldgs/garages (for a bid of \$1250), Suze seconds, all ayes..

FOLLOW-UP FOR AUGUST: WHAT IS STATUS ON ORKIN SERVICE, CLARIFICATION OF BID/BILL?

- c. Estimate/Survey for wood stairs repairs
 - (1) Mike Prete will give us a bid on all the wood stairs, in the next week. So we can start on those projects.

FOLLOW-UP FOR AUGUST: WHAT IS MIKE PRETE'S BID?

d. Other: Board decided not to sign a contract with Wyatt Towing and will work with them or other tow services on per need basis. Generally, the need to have vehicles towed occurs infrequently. Also, Rick reported that HindmanSanchez is progressing with paperwork for renewing the Four Mile Village FHA certification.

XI. Delinquencies: per Rick -- all those owed are involved in collections or legal suits.

Closed to the Public – Executive Session

- a. none

XII. Adjournment: Dan AvJean adjourns the meeting at 8:12 PM.

Next Board of Directors Meeting: August 8, 2013
Immediately following FMV Recreation Association's Board Meeting

Respectfully submitted by:
Vicki P. McConnell/Secretary

Four Mile Village CONDOMINIUM ASSOCIATION
540 S. Forest St., Denver, CO
MINUTES OF BOARD OF DIRECTORS MEETING Held on
August 8, 2013 in the Clubhouse
(Time: to begin immediately following adjournment of the Four Mile Village
RECREATIONAL ASSOCIATION'S Board of Directors meeting)

I. Meeting called to order at 6:51 by Beverly Chalmers, President.

II. Roll Call: Members present include Bev Chalmers, Vicki P. McConnell, Suze Allen, Shirley Taylor, Juliet Post, and Daniel AvJean; six members establishes a quorum. Guests: Rick Ingraham from Wehner Properties, Jeff Ellis from Emerald Isle, homeowners Shanna Taylor (6-203), Suzanne Altorafi (7-103), and Robin Secher (2-205).

III. Concerns of residents

Robin Secher, owner of Unit 2-205: Makes an architectural request to get new doors and windows; also to report that her "key rock" was opened and the key taken, so she's had her locks changed. Requests motion lights in that area. Bev explains that the color of relevant security doors/sills or headers has to be as close to the brown now existing. Robin also asks about grass issues, Emerald Isle will walk that area with a Board member to determine if anything can be done beyond tree trimming.

FOLLOW-UP FOR SEPTEMBER: WAS THIS AREA WALKED, ANY SUGGESTIONS FROM JEFF ELLIS OF EMERALD AISLE RE GRASS GROWTH/PLANTING IN FRONT OF BUILDING 2?

Shanna Taylor, owner of Unit 6-203: She believes condo snow removal is slow and incomplete or overall poor, says she shovels, and she fell down her stairs this winter. Says she lived in a condo previously where she paid less in HOA dues and had better snow removal services. Board explained high cost issue with snow removal, that we cannot control where on the list we are for Emerald Isle of any given shoveling request, and that we do not call in shoveling unless we have at least two inches of snow. Bev invited Ms. Taylor to organize a new committee to do a search for faster, more affordable snow removal services. Ms. Taylor is also concerned about getting a doggie barrier (alternative to chicken wire) to keep her very small dog from falling off her deck. She wanted to use plexiglass just partway up the railing; Bev explains that she will need to submit an Architectural Control form for Board approval and use a licensed contractor to install any such a barrier.

FOLLOW-UP FOR SEPTEMBER: DID MS. TAYLOR OFFER TO ORGANIZE A SEARCH COMMITTEE FOR A NEW SNOW REMOVAL COMPANY? HAS SHE SUBMITTED HER ARCHITECTURAL CONTROL FORM AND/OR REMOVED HER CHICKEN WIRE?

Ms. Taylor also asked if the Board meeting agenda could be emailed to her and other owners prior to meeting; Bev said the Board is happy to do that and explained the many efforts that have been made to get more participation in terms of emails from owners. So far, few to none have made it known that they want the meeting information sent to them by email (despite being asked multiple times). Bev suggests posting a request of owners for their emails if they wish to receive meeting agendas.

FOLLOW-UP FOR SEPTEMBER: HAS ANY REQUEST BEEN MADE OF OWNERS AS TO USING THEIR EMAILS TO GET MEETING AGENDAS? WAS A MEETING AGENDA POSTED BY THE MAILBOXES FOR THE SEPT MEETING? WAS SHANNA TAYLOR SENT A COPY OF THE AGENDA BY EMAIL PER HER REQUEST?

Both Ms. Taylor and Ms. Altorafi (Unit 7-103) expressed concerns about recent letters they have received regarding grill infractions. Both felt that they were being specifically targeted in terms of removing their grills because other owners they talked to who also have grills had not yet received similar fines/letters. Bev assured them, with Rick's verification, that multiple letters were sent to owners at FMV by Wehner about grills, and that such letters have been sent out about grill infractions every year. Currently, grills of any kind except electric are in violation of covenants or rules/regs, as well as Denver fire codes.

Guest Phil Schneider mentioned that if the decks had sprinklers, the grills could be used and would not be in fire code violation. A sprinkler system is not currently set up to allow for grills. Board members assured the guests that the grill situation will be dealt with further at the September meeting, and also reviewed for these guests the Board's consideration of up to four charcoal grills that could be sited in the FMV common areas on concrete pads for use by all all owners/tenants.

Other concerns of residents: Stair repair is critical for Unit 8-206, though Mike Prete has not yet submitted his bid for this. Rick said he would get the bid and send it to the Board by email for a vote so as to proceed with the work immediately if the bid amount is deemed reasonable.

FOLLOW-UP FOR SEPTEMBER: STATUS ON GRILLS – IS THE ORIGINAL “NO GRILLS” ORDER A COVENANT OR A RULE/REG? DEPENDING ON THAT ANSWER, CAN THE BOARD AGREE TO ELECTRIC GRILLS AND

THEN WHAT PROCEDURE IS REQUIRED TO CALL FOR A VOTE FROM OWNERS OR INFORM OWNERS OF A CHANGE OF POLICY?

WHAT IS THE STATUS OF THE STAIR REPAIR ON UNIT 8-206?

IV. Approval of Board Meeting Minutes for July 11, 2013

Suze motions to approve the minutes, Shirley seconds, Bev and Juliet abstain, ayes carry approval.

V. Emerald Isle Report: Jeff Ellis (see Rec).

VI. President's Report: Beverly Chalmers (comments primarily focused on pending legal matter discussed in Executive Session).

VII. Treasurer's Report: Suze Allen

Legal fees continue to increase, water and sewer bills increased due to summer watering, grounds expenses are up due to tree removal. Overall FMV CONDO ASSOCIATION is slightly over budget for the year. The current ending balance is \$110,672.80.

- a. Approval of Financial Statements for July 2013: Vicki motions to approve the statements, Dan seconds, Bev and Juliet abstain, other ayes carry and July financial statements are approved.

VIII. Manager's Report: Rick Ingraham (Wehner Properties) – see comments per topics below.

IX. Old Business

- a. Rental Status Report (dated July 31, 2013 and included with agenda)
- b. Status of Rock/landscape SW side of Building 8
 1. Emerald Isle landscaping bid and discussion (\$800 versus previously recalled \$400) – tabled for the time being.
- c. Annual Tree Trimming Bids
 1. Rushton Tree Service (\$9,000 for Condo area trees)
 2. Mountain High Tree Services (approx \$11,200)
 3. JJ Tree Co. (\$11,800)

Juliet motions to accept Rushton's bid, Suze seconds, all ayes.

d. Charcoal and Propane Gas Grill Bids

1. Mike Prete
 - a. Charcoal grills: 4 for \$3,900 / b. propane gas grills for \$7,000
2. Mike McCollum

- a. Charcoal Grills (Pending) / b. Propane gas grills (Pending)
- 3. Lehrers
 - a. Propane Gas Grills – bid for \$4,908
- 4. Colorado Insurors Services Incnn. – email opinion
- 5. HindmanSanchez 5 page opinion letter re charcoal grills

As noted in Concerns of Residents above, no Board action was taken regarding grills at this meeting.

- e. Estimate/Survey for Wood Stair Repairs (one more survey to follow for step edge resurfacing) – Prete bids are \$11,775 for staining stairs on all 10 buildings and \$1,725 for tread covers on buildings 3, 4 and 7.

Bid is confusing so Board member and Wehner will meet with Mike to clarify.

FOLLOW-UP FOR SEPTEMBER: WHAT CLARIFICATION HAS BEEN OFFERED ON THIS BID AND WHAT IS THE TOTAL AS IT NOW STANDS?

- f. FHA re-certification (no action required or taken by Board at this meeting).
- g. Other (none).

X. New Business

- a. Concrete sidewalk repairs (these are underway and no further action/discussion was required at this time).
- b. Gutters – some are overflowing, and tree trimming will help. However, since we have so many trees, once a year cleanout is not adequate. Wehner will contact Mike Prete as to the cost of doing the gutters two or three times a year and about the cost of larger downspouts.

FOLLOW-UP IN SEPTEMBER: WHAT IS MIKE PRETE’S BID FOR GUTTER CLEAN-OUT MULTIPLE TIMES AND/OR COST OF LARGER DOWNSPOUTS?

- c. No Parking, Fire Lane signs: replace faded and damaged signs (tabled).
- d. Other (none).

XI Delinquencies (update provided with agenda)

Closed to the Public – Executive Session

Meeting opened at 7:45 PM, adjourned at 9:00 PM.

Minutes available for review under separate file.

XII. Adjournment

Bev Chalmers adjourned the meeting at 9:31 PM.

Next Board of Directors Meeting: Thursday, September 12, 2013

Immediately following FMV Recreation Association's Board Meeting

Respectfully submitted,
Vicki P. McConnell / Secretary

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
MINUTES OF BOARD OF DIRECTORS MEETING
SEPT. 12, 2013 in the clubhouse

(Beginning immediately after adjournment of the Four Mile Village
RECREATIONAL ASSOCIATION'S Board of Director's Meeting)

I. Meeting called to order by Beverly Chalmers, Board President, at 7:21 PM.

II. Roll Call

Members in attendance included Vicki P. McConnell, Suze Allen, Beverly Chalmers, Dan AvJean and Juliet Post. 5 members establish a quorum.

Guests: Rick Ingraham from Wehner Properties

Also, condo owners Phil Schneider (7-104) , Suzanne Altorafi (7-103) , Tom Surek (10-102), Rick Lacy (2-206), and Shanna Taylor (6-203).

III. Concerns of Residents

a. Request by condo owner (not present) for approval of paint colors for new windows, namely Mocha Bronze from Vista Window. Bev shows samples of HOA approved color and this color, which are a very close match. Juliet motions to approve, Vicki seconds, all ayes.

b. Discussion on barbecue grills: Residents attending, as noted at the August meeting, are concerned about removing their grills and/or being fined for not doing so based on recent letters issued at Board request by Wehner Properties. Also, they feel not everyone with grills has been contacted and so are feeling singled out.

Rick Ingraham reports that Wehner has recently sent a letter to every identified grill owner in the complex. Bev explains that it is not the intention of the Board to single out specific grill owners but rather to be as consistent as possible in enforcing the most current FMV Rules & Regs in this regard, and more importantly, to ensure the safety of all residents in FMV as much as possible. This is true whether residents have grills on first floor patios or second floor decks, or in some cases, on the ground level but actually ignited and used underneath an upper deck, as observed currently in several locations around FMV.

The essential issue for the Board is whether existing rules related to grills (including specific types of grills allowed and locations where they can be operated and stored on FMV property) comes from original FMV covenants, part of original amended covenants, or rules and regulations. The latter are much easier to change by a Board vote and in most cases the former require a vote by 67% of all owners.

Everyone (Board and owners/renters) wants to know where the existing policies originated so action can be taken.. Bev will contact the FMV legal representative to clarify this. This answer will be sent to Board members by email and then this will be posted on the board next to the mailboxes so all residents can be informed of action needed.

FOLLOW-UP FOR OCTOBER: BEV, DID HINDMAN-SANCHEZ OFFER A REPLY TO THIS QUERY ABOUT THE ORIGINATION OF GRILLS/NO GRILLS (COVENANTS, AMENDED COVENANTS, RULES AND REGS AND WHAT ARE THE MOST RECENT ITERATIONS REGARDING THEIR OPERATIONAL/STORAGE LOCATIONS AND SPECIFICATIONS? AND WILL THIS INFO BE POSTED BY THE OCTOBER MEETING?

Relevant historical document summary and further discussion at the September meeting regarding grills:

Guest owner Tom Surek has lived in FMV for 30 years; he points out that FMV has not had a single negative grill incident in that time. Wehner's Rick Ingraham suggests it only takes one incident to put a whole unit or entire building at risk, and if the grill was on a second floor balcony or deck, or a first floor patio or even sidewalk and not 10 ft away from wooden structure and/or using a larger propane tank than one pound, the unit OWNER would be responsible for ALL damage to property and life.

A letter dated February, 2000, from the City and County of Denver's Dept. of Fire Safety and signed by Joseph L. Gonzales, Division Chief. states that "the use of any barbecue cookers inside of buildings, on roofs, or on balconies above the first floor and attached to multiple family dwellings of three or more living units located one above the other is prohibited." Four exceptions were included in this letter: if grills are electric or powered by natural gas from the building's system, if grills operate on one (1) lb or less of LP gas and allowing two extra 1-lb containers to be stored on balconies, and if private balconies

are served by outside stairways and when only such stairways are used to transport the propane container.”

Bev Chalmers points out that a specific Denver Fire Dept assessment was made of the wood-intensive FMV complex of condos/townhouses in 2004. In a letter to the FMV HOA after this assessment, the Fire Dept. made these comments, which seem to contradict the letter of 2000 from Gonzales: first, that its “policy recommendations are meant to provide basic information for the most common conditions and situations. In any given occupancy, many other Fire Code requirements may be enforced.”

Secondly:

“Barbecue cookers that use liquid propane gas (LPG) containers larger than one pound or any charcoal barbecues that are located on roofs or on balconies above the first floor, attached to multiple units located one above the other, is a violation of the Fire Code and shall be removed immediately. Not applicable if the barbecue cooker is powered by electricity.”

This 2004 report also makes the point under Exceptions that “LP gas greater than 1 lb may be located on ground level patios when there are NO BALCONIES LOCATED DIRECTLY ABOVE OR WITHIN TEN (10) FEET.” Prompting one to consider aren’t all the 2nd floor balconies in the FMV condos directly above other units or within 10 feet? Also, the Exceptions allow storage of two extra 1 lb LP gas containers on balconies and states that “listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code.” While there is a natural gas line installed in FMV, the predominant power supply to all units is electrical and it is believed that none of the existing grills are natural gas powered.

Other documents related to the issue of rules for grills at FMV include:

* Two letters from the FMV Condominium Assn. in the first quarter of 2008 reiterating to FMV owners that existing FMV HOA Rules and Regulations prohibit grills on “condominium patios and decks,” based on the 2003 International Fire Code. This Code “prohibits the use and operation of barbecues (propane, natural gas, charcoal, hibachis and any open flame cooking device) on combustible decks and balconies of apartments and condominiums within ten feet of any combustible construction. (Section 308, Open Flames, 308.31 and 2003 International Fire Code and the National Fire Protection Agency, section 10.11.7).” The letter also states clearly that fire

code “**EXCEPTIONS DO NOT APPLY to Four Mile Village condominiums.**”

Bev suggested that FMV request a 2013 assessment by the Denver Fire Dept., since the Dept. would obviously know the most recent statistics on propane-tank related fires (particularly on balconies) and by visiting onsite, be aware of the degree of wood-intensity in FMV structures as compared to other complexes and how that might put these structures at a different level of jeopardy from fire.

Some guest owners feel another assessment would be a waste of valuable Fire Dept. time. Their idea: simply follow the Denver Fire Dept’s Dec. 11, 2012 regulations for operation and storage of barbecues, propane and heat-producing devices on balconies, patios and decks at residential structures having more than two dwelling units (including apartments, condominiums and townhouses).

To that end, these 2012 Denver Fire Dept. codes (101.3) state:
“Denver’s Fire Code consists of the International Fire Code and specific Denver Amendments to that code. The base International Fire Code does not permit barbecues on balconies, period--no exceptions. However, the Denver Amendments do allow barbecuing on balconies with small, controllable amounts of fuel.

For new construction, we encourage developers to put natural gas connections for barbecue grills into new residential complexes. For existing buildings, the Denver Amendments provide an exception by which people can barbecue with a 1-lb. cylinder of propane (enough for two or three cooking sessions) and one extra 1-lb. bottle. No permit is required. Charcoal barbecues are not allowed on any building balconies.

101.3 intent: The purpose of this code is to establish the minimum requirements, consistent with national recognized good practice, for providing a reasonable level of occupant and pedestrian fire and life safety and property protection from the hazards of fire, explosion, production, use, and handling of dangerous and hazardous materials, substances, and devices, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to firefighters and emergency responders during emergency operations.

Section 308.1.4 – Open Flame Devices

No gas fired grills, charcoal grills or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3m) of any structure.

Exceptions:

1. One and two-family dwellings
2. LP-gas burners having an LP gas container with a water capacity not greater than 2.5 lbs (nominal 1 lb or 0.454 kg LP-gas capacity). Two extra 1 lb LP gas containers may be stored on the balcony.
3. Listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code and supplied by the building's natural gas system.
4. Listed electric ranges, grills or similar electrical apparatus shall be permitted.'

This information can be viewed in full at this website:

<http://www.denvergov.org/Portals/678/documents/Barbeques%20on%20Balconies%20-%20Mgrs%20and%20owners%20of%20multi-family%20dwellings%2012-11-12.pdf> or at the Denver Fire Dept. website at <http://www.denvergov.org/Default.aspx?TabId=437026>.

To summarize the above barbeque grills discussion, the Board's primary course of action regarding grills is to determine via legal analysis of the HOA's existing covenant/rules and regulation documents whether the predominant existing rules are covenant specified (and at what date) or Rules & Regulations specified (most recent iteration/date). Once that is determined, then action can be taken toward the general acceptance of the safest type of grill and where it and its fuel (if not electric) can be operated and stored relative to FMV wood structures and owner/tenant safety.

Depending upon this determination, condo owner Suzanne Altorafi (7-103) has, at her own initiative, interfaced with Home Depot and Habitat for Humanity to create an option for recycling the existing grills to various charities, and possibly offering a discount to buyers of electric grills if the Board approves that change to HOA rules and a number of units are purchased to constitute a bulk order. There are currently three styles of electric grills offered by Home Depot, ranging in price from \$169 to \$229.

c. Concerns by all owners present were expressed about gutter overflow, especially after recent torrential rain that caused major flooding city-wide. Rick responded that contractor Mike Prete is looking into this in terms of cleaning out

the gutters more than once a year (at about \$800 per cleaning), the cost and installation viability of larger downspouts (which might not be necessitated with more frequent cleaning), and the cost of installing gutter screens.

Juliet motions to have gutters cleaned now as well as the scheduled cleaning in November.. Vicki seconds, all ayes. Rick will set it up.

FOLLOW-UP IN OCTOBER: RICK: HAS THIS GUTTER CLEANUP OCCURRED AND IF SO WHEN? WHAT ARE MIKE'S BIDS REGARDING GUTTER SCREENS AND LARGER DOWNSPOUTS?

IV. Approval of Board Meeting Minutes for Aug. 8, 2013

Juliet motions to approve these minutes, Dan seconds, remaining all ayes approve the minutes as submitted by the Secretary.

V. Emerald Isle Report (Jeff Ellis, see Rec minutes)

VI. President's Report – Beverly Chalmers

One owner asked not to have their trees trimmed; another complained that the trimming was too severe. This was a tree that the arborist said required trimming down to the trunk.

Preparation and filing of FHA Recertification is underway with Hindman-Sanchez, who is also working on language for the Rules & Regs regarding the collection process for HOA fees, based on a new Colorado law passed in the last several months.

Vicki motions to pay the \$195 estimated fee for HindmanSanchez to draft a revision to FMV HOA's late fee policy, Suze 2nds, all ayes.

VII. Treasurer's Report – Suze Allen

a. Approval of Financial Statements for August, 2013

Legal fees are currently over budget, as are general maintenance fees, though water and sewer are only slightly over this month (mostly due to summer grounds watering and swimming pool filling). Generally, we continue to remain within total budget. Current ending cash flow balance is \$119,630.58. Juliet motions to approve these Financial Statements, Vicki seconds, all remaining ayes grant approval.

VIII. Manager's Report – Rick Ingraham/Wehner Properties (nothing beyond specific input to topics below)

IX. Old Business

a. Rental Status Report (72% owner occupied at this time)
b. FMV Condo Assn Rules & Regs Draft II review by Hindman Sanchez: Bev will email the price list that HindmanSanchez previously gave us to fix this and we will vote on going for it.

c. Status of rock/landscape on SW side of Bldg 8

1. Emerald Isle Landscaping bids \$800 (8-2012) to complete this work.

FOLLOW-UP FOR OCTOBER: DID THE BOARD ALREADY VOTE TO DO THIS WORK, OR NOT DO IT AFTER IT WAS THOUGHT THE PREVIOUS BID COST WAS ONLY \$400?

d. Tree trimming – Rushton Tree Service: Rick reports that the cost to complete this work for the condos was \$9,000.

e. Charcoal and Propane Gas Grill Bids: see discussion above. The Condo Assn has received bids from Mike Prete, Mike McCollum and Lehrers for installation of four charcoal grills on common grounds, as well as input from Colorado Insurers Services regarding HOA liability with such grills, and a detailed opinion from Hindman-Sanchez on the efficacy of installation of such grills. Common-area grills were considered a possible alternative by the Board, which seems at this point not to be in the running anymore.

f. Estimate/survey for wood stair repairs and step edge resurfacing: Rick presented Mike Prete's bids for this work, which are \$11,775 for stair stain of top caps stringers and handrails and \$1,725 for stair tread cover replacement/resurfacing.

FOLLOW-UP FOR OCTOBER: WHAT IS STATUS OF THESE REPAIRS IN TERMS OF APPROVING OF THEM, AND BEGINNING OF WORK AT THE COMPLEX?

g. FHA re-certification: This process is underway, and a letter from Hindman-Sanchez included in these Minutes outlines what the lawyers will do at a flat rate of \$2950.

h. No Parking and Fire Lane signs replacement: Rick will get bids on these.

FOLLOW-UP IN OCTOBER: WHAT ARE THE BIDS FOR HAVE THESE SIGNS REPLACED? (WEHNER)

i. Other – none.

X. New Business

a. 2013-2014 Snow removal contract – Emerald Isle: Distributed by Jeff Ellis of Emerald Isle, cost increases noted in Rec Minutes, Board will study for future vote.

b. Asphalt Parking lot repairs – Asphalt Coatings Co. submitted bids on 9-6-13 for \$41,134 and \$52,564 for the condominium portion of FMV only (the higher bid is for a thicker surface application). These bids can be used as a budgeting tool for 2014.

c. Siding and all fencing repairs, replacement and staining: Rick reports that a bid is coming in from Mike Prete for 2014.

d. Unit 8-206: Window installation approval, type and colors (given, see Rec Minutes.

e. Unit 1-201/1-101 (both vacant): Roof/Chimney leak and unit damage: This damage wasn't reported for an extended time, so substantial damage has occurred to the ceiling, carpet, subfloor, units both above and below. Roofs are HOA responsibility; Mike Prete is the one who inspected the units and found the damage. Rick and Mike will be inspecting the units tomorrow, and the insurance companies will have to interface on how much is initially paid for.

As a result of this problem, Rick will post sign near mailboxes about reporting ceiling leaks to Wehner Properties early so as to assist owners in mitigating damage.

f. Schedule grounds inspection walk through with Emerald Isle landscaping (Monday 16th)

FOLLOW-UP FOR OCT: WHAT RESULTS FROM THIS WALK THROUGH RE GROUNDS RELATIVE TO CONDO ASSN?

i. Re-approval and re-record 6th Declaration amendment, relating to General Common Element Insurance – Rick will get that out under separate mailing by the lawyer.

FOLLOW-UP FOR OCT: STATUS OF GETTING THIS LETTER OUT? (WEHNER/HINDMAN-SANCHEZ)

h. Declaration Amendments – Section 6 Storage, Maintenance Responsibility changes,

Other: Board asks Rick to get HindmanSanchez going on this.

i. Due to recently passed Colorado HB-1276 effective 1/1/14, changes to the FMV HOA collection policy will be required. Rick will interface with Hindman-Sanchez about this, see also VI. above.

j. Gutter cleaning bid – Mike Prete's bid per cleaning is \$800, as noted above (Concerns of Residents, III), Board voted for immediate cleanup now and then again in Nov.

k. Other – none.

XI. Delinquencies

Closed to the Public: Executive Session (8:37 PM)

XII. Adjournment@

Beverly Chalmers adjourned the meeting at 8:42 P.M.

Next Board of Directors Meeting: November 14, 2013
Immediately following FMV Recreational Association's Board Meeting

Four Mile Village CONDOMINIUM ASSOCIATION
540 S. Forest St., Denver, CO
MINUTES OF BOARD OF DIRECTORS MEETING
Held on October 10, 2013 in the Clubhouse
(Time: to begin immediately following adjournment of the Four Mile Village
RECREATIONAL ASSOCIATION'S Board of Directors meeting)

I. Meeting called to order at 7:40 PM by Beverly Chalmers, President.

II. Roll Call: Members present include Bev Chalmers, Vicki P. McConnell, Suze Allen, Shirley Taylor, Juliet Post, and Daniel AvJean; six members establishes a quorum. Guests: Rick Ingraham from Wehner Properties, Jeff Ellis from Emerald Isle, homeowners Phil Schneider (7-104), Jeremy Conyers (7-201).

III. Concerns of residents

Follow-up on replacing the external lights (Phil Schneider) – After researching, Phil finds that retrofits of existing lights are objectionable because the companies he looked into didn't seem to offer the reliability he feels is optimum (e.g. they offer 10,000 hour bulbs compared to 100,000 hour bulbs available from major brands). He thinks fixture replacement might be better (specifically of the yellow building lights) but those he looked at are expensive (on the order of \$500 per light with a 5 to 6 year payback). Phil admits he didn't ask about a bulk buy; he'd have to survey the entire property to get more information re the wiring and will try to do this for November meeting. Rick was unable to locate any floor plans but could send him the site plans.

FOLLOW-UP FOR NOVEMBER (PHIL SCHNEIDER/RICK INGRAHAM): DID RICK GET PHIL THE SITE PLANS, DID PHIL FIND OUT MORE ABOUT A BULK BUY FOR REPLACING EXTERNAL YELLOW LIGHTS?

Phil is also concerned that previous Condominium Association Board Meeting Minutes report that police have been called to his apartment on a noise complaint more than once. He admits to occasionally being loud in his apartment while watching TV but wants it clarified that police have never come to HIS apartment regarding a noise complaint, and made peace with the neighbor who he thinks originated the complaint. Rick asked him to email Wehner about this; he said he already previously emailed Russ directly about this and never heard any response.

IV. Approval of Board Meeting Minutes for September 12, 2013

Juliet motions to approve the minutes, Suze seconds, Shirley abstains, remaining ayes carry approval.

V. Emerald Isle (Jeff Ellis) – see Rec comments

VI. President's Report (Bev Chalmers): Rain sensors have been verified as installed on all the clocks for the FMV watering system. Mike Prete noted a leak in Bldg 9 siding causing damage to the internal wall of a unit, and Bev ok'd the expense of that. Tenants of Bldg 9 have complained that dirt washes from the yards or gutters down onto the sidewalk with rain and wind, and have requested a metal edging to contain the dirt. Near Bldg 3, more rocks were needed for landscaping and Emerald Isle has added those. Two small dead trees have been removed in the main quadrangle, and the ash tree needs some deep root fertilizing; Rushton Tree Service's bid to do this is \$80. Bev has talked with renter about moving scooter off patio (8-101) but Juliet reports it continues to reappear there at night. Juliet agrees to document this and report it to Wehner, so that fine letters can begin to be sent.

FOLLOW-UP FOR NOVEMBER: HAS JULIET DOCUMENTED SITUATION WITH SCOOTER ON PATIO OF 8-101 AND HAVE FINE LETTERS BEGUN FROM WEHNER?

VII. Treasurer's Report: Suze Allen

Overall FMV CONDO ASSOCIATION; legal fee costs situation has improved with settlement money coming into the account. Lawn (trees and shrub) costs are high this month because of tree trimming. However, we remain under budget for the year.

The current ending balance is \$146,667.60.

- a. Approval of Financial Statements for September 2013: Juliet motions to approve the statements, Vicki seconds, Shirley abstains, other ayes carry and Sept financial statements are approved.

VIII. Manager's Report: Rick Ingraham (Wehner Properties) – see comments per topics below.

IX. Old Business

- a. Rental Status Report – Condos are currently 72% owner occupied, rental waiting list distributed by Wehner.
- b. FMV Condo Association Rules & Regulations Draft III review by HindmanSanchez: Rick will ask HindmanSanchez for total cost since the estimate previously submitted does not appear to cover all costs.

FOLLOW-UP FOR NOVEMBER: WHAT IS HINDMAN SANCHEZ TOTAL COST ON THE REVIEW OF THE CONDO ASSOCIATION RULES AND REGS?

- c. Charcoal and Propane Gas Grill Bids

1. Mike Prete
 - a. Charcoal grills: 4 for \$3,900 / b. propane gas grills for \$7,000
2. Mike McCollum
 - a. Charcoal Grills (Pending) / b. Propane gas grills (Pending)
3. Lehrers
 - a. Propane Gas Grills – bid for \$4,908
4. Colorado Insurors Services Inc. – email opinion on file on file

Bev suggests we keep the rules as they are about propane; could we approve electric grills? We will take on good faith that the current regs did not come from the Declaration of Covenants. Bev and Veronica will solve this by going through the Declarations and Rule and Regs. Board decides that they do not want to consider common ground charcoal or propane grills.

FOLLOW-UP FOR NOVEMBER: WHAT DID BEV FIND OUT WITH VERONICA IN REVIEWING THE ORIGINAL DECS/COVENANTS AND CURRENT RULES AND REGS REGARDING GRILLS?

- d. Estimate/Survey for Wood Stair Repairs (one more survey to follow for step edge resurfacing) – Prete bids are \$11,775 for staining stairs on all 10 buildings and \$1,725 for tread covers on buildings 3, 4 and 7. Ongoing and underway.
- e. FHA re-certification: Wehner submitted package to HindmanSanchez.
- f. No Parking and Fire Lane Signs (discussion pending): \$467 bid, Juliet moves to purchase and install new signs, Suze seconds, all ayes.
- g. 2013-2014 Snow Removal Contracts – Emerald Isle (separate out for upcoming bid which Bev will sign with Board approval to do so.
- h. Asphalt Parking Lot Repairs: Put into 2013-2014 budget (current bids are \$41,000 or \$52,000 depending on the thickness of the final asphalt)
- i. Siding and All Fencing Repairs, Replacement & Staining for 2014 Budget (Mike Prete-bid) – pending.

FOLLOW-UP FOR NOVEMBER: HAS MIKE TURNED IN THIS BID YET AND IF SO, WHAT IS IT?

- j. Unit 1-201/1-101 Roof/Chimney Leak & Unit Damage: insurance companies will have to fight it out. Rick will proceed on getting roof fixed by Mike Prete.

FOLLOW-UP FOR NOVEMBER: HAS ROOF REPAIR BEEN ACCOMPLISHED AND WHAT DID IT COST THE CONDO ASSOCIATION?

- k. Re-approval and re-record 6th Declaration Amendment (General Common Element Insurance) – Rick will contact HindmanSanchez about getting this redrafted.

FOLLOW-UP FOR NOVEMBER (RICK/WEHNER): HAS HINDMANSANCHEZ REDRAFTED THIS?

Bev brings up need to get 67% owner vote to amend Amendment 7 of the original Condominium Association Covenants and Declarations, Juliet moves to give Trish at HindmanSanchez the go on drafting a letter to make this happen, Shirley seconds, all ayes.

FOLLOW-UP FOR NOVEMBER (RICK/WEHNER): HAS HINDMANSANCHEZ BEGUN DRAFTING THE LETTER OR TAKING OTHER ACTION TO GET ALL OWNERS TO APPROVE AMENDMENT 7?

1. HB-1276 effective 1/1/14 – Collection Policy Amendment Required
Juliet motions to approve resolution to have HindmanSanchez draft this rewording, Dan 2nds, all ayes.

FOLLOW-UP FOR NOVEMBER: HAS HINDMANSANCHEZ WRITTEN THIS UP AND WHAT IS BOARD'S NEXT STEP WITH IT?

m. Gutter cleaning status: Mike Prete did the cleanout last month and will do it again in November. Phil points out that the downspout to the ground for his apartment may be clogged (this is not a gutter) and should be checked. Rick will look into it, Phil thinks the ground area may actually need grading. (Bldg 7)

FOLLOW-UP FOR NOVEMBER: RICK, HAS THIS DOWNSPOUT BEEN CHECKED FOR CLOGS?

n. Other (7th Amendment?) See above.

X. New Business

- a. Replacement of Exterior Lighting (bulbs or fixtures/bulbs) -- see Rec comments by Phil Schneider after researching. Essential retrofit will not work and expense/effectiveness are not optimum at this time.
- b. Gutter Screens Bid – Mike Prete (pending) – has some test cases to see if the screens are effective.
- c. Deep Root Feeding of Ash Tree Bid (W side of Bldg 7) – Rushton Tree Service - \$80 suggested in Spring 2014 but Phil says he talked to guy checking the tree and he said he didn't think it would come back. Board tabled until Spring and another inspection of the tree.
- d. Bid to Locate sewer line clean out for Bldg 3 – Colorado Sewer (\$175)/ Vicki moves to accept this bid and proceed with the work, Dan second, all ayes.

FOLLOW-UP FOR NOVEMBER: HAS COLORADO SEWER STARTED AND/OR COMPLETED THIS WORK?

- e. Chimney Cleaning: not required by insurance but high use could create fire risk liability so Rick will get us three bids. Association pays for such services.

FOLLOW-UP FOR NOVEMBER: STATUS OF THREE BIDS FOR CHIMNEY CLEANING?

f. Other: None.

XI. Delinquencies (update provided with agenda)

Closed to the Public – Executive Session

Meeting opened at 8:54 PM, adjourned at 9:05 PM.

Minutes available for review under separate file.

XII. Adjournment

Bev Chalmers adjourned the Four Mile Village CONDOMINIUM ASSOCIATION October meeting at 9:05 PM.

Next Board of Directors Meeting: Thursday, November 14, 2013
Immediately following FMV Recreational Association's Board Meeting

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
MINUTES OF BOARD OF DIRECTORS MEETING
NOV 14, 2013 in the clubhouse

(Beginning immediately after adjournment of the Four Mile Village
RECREATIONAL ASSOCIATION'S Board of Director's Meeting)

I. Meeting called to Order by Board President, Beverly Chalmers, at 8:49 PM.

II. Roll Call – Board Members present in addition to Bev: Suze Allen, Vicki P. McConnell, Dan AvJean, Shirley Taylor.

Determination of a Quorum: with five members present, a quorum is established.

Guest: Tom Surek (owner, 7-203)

III. Concerns of Residents; Tom Surek asked about loose step coverings, which are being replaced and should be finished by this weekend.

IV. Approval of Board Meeting Minutes for October 10, 2013 – Dan motions to approve amended minutes (with Follow-ups removed from text), Shirley seconds, all ayes.

V. Emerald Isle Report on Four Mile Village Rec and Condo Associations – Jeff Ellis (see Rec minutes)

VI. President's Report - Beverly Chalmers

Clarification regarding grills on decks: FMV Condo original

Declarations state grills can be on decks, but the subsequent Denver fire code precludes any size gas grill on decks due to wood overhead structures.

Regarding insurance for directors and officers: Bev suggests it would be wise for each Board member to contact their individual

homeowners policy insurers to see if additional umbrella/liability insurance is included in existing personal coverage.

VII. Treasurer's Report

Suze Allen reports that we are over budget on snow removal and have been all year; also, stair repair has exceeded budget by \$11,000. Ending cash balance is \$135,002.00

a. Approval of Financial Statements for October, 2013 – Motion to approve by Dan, Shirley seconds, all ayes.

VIII. Manager's Report - Rick Ingraham

IX. Old Business

- a. Rental Status Report: percentage of rentals to owners is currently at 28/72.
- b. FMV Condo Assn Rules and Regs Draft III review by HindmanSanchez: Board to review before January 2014 meeting.
- c. FHA recertification: has been submitted.
- d. Asphalt Parking Lot Repairs: bids for \$45/\$50k, worst areas might be in the amount of \$20k. Tabled until March 2014 and get rebids.
- e. Unit 1-101/1-201 Roof and Chimney Leak: repair completed.
- f. ReApproval & Re-record 6th Declaration Amendment (insurance deductibles) – General Common Element Insurance Board agrees to discuss with owners at Annual Meeting, at least to make a basic explanation of the amendment to the attendees and why it needs to be re-approved.
- g. BBQ Grills
Vicki motions to add to handbook on Rules and Regs that only electric grills are to be used and stored, Shirley seconds, Dan votes no, all other ayes.
- h. 7th Declaration Amendments – Section 16 Storage, Assignment of Maintenance Responsibility Changes: Board agrees to discuss at Annual Meeting.
- i. Gutter cleaning status: a second one is requested by the Board BEFORE leaf collection. Rick Ingraham will reschedule.
- j. Gutter screen bids: Rick reports that Mike Prete has bid about \$1,000 to put screens on all the condo gutters. Vicki motions to

- approve this bid and continue placement of these screens, Suze seconds, all ayes.
- k. Bid to locate sewer line cleanout for Bldg 3: needs to be scheduled by Wehner.
 - l. Exterior lighting replacement survey: Phil Schneider had volunteered to give a report but was not in attendance.

X. New Business

a. Chimney cleaning bids: three received and listed below:

1. London Fog Chimney Cleaning (\$20 per unit)
2. Chimney Sweeps of America (\$50 per unit)
3. Madd Hatter Chimney Sweep (bid pending)

Dan moves to approve the bid from London Fog Chimney Cleaning, Shirley seconds, all ayes.

b.Repair Wood siding and privacy fence bids: Mike Prete has submitted a bid which has been included in the 2014 budget. Motion to approve this bid by Shirley, Vicki seconds, all ayes.

c.2014 proposed operating budget: condo dues are estimated to increase 8-9%. Ultimate results in \$0 cash flow with \$40k transferred to reserves.

d.Other: Bev encourages that letters go out next week after draft review to get the owner proxies to have an annual meeting. Shirley asks for a neighbor to use 15 of the clubhouse folding chairs for a single event. Board grants permission for use of the chairs.

XI. Delinquencies

Closed to the Public – Executive Session – None

XI. Adjournment

Meeting adjourned by Bev Chalmers at 10:17 PM.

Annual Meeting: Thursday, December 12, 2013

Next Board of Directors Meeting: Thursday, January 9, 2014

@ 6:30 p.m.

(Four Mile Village Condominium Assn. Board of Directors Meeting to follow immediately after adjournment)

Respectfully submitted,
Vicki P. McConnell, Secretary

**For Mile Village Condominium
Association**

**There will NOT be a
Regular Monthly Board of
Directors Meeting
In December, 2013.**

**The next Monthly Board
Meeting is Scheduled for
January 9, 2014 at 6:30 p.m.
in the clubhouse.**