

**Four Mile Village CONDOMINIUM Association
540 S. Forest St., Denver, CO 80246
BOARD MEETING**

January 9, 2014 in the Clubhouse

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

I Meeting called to Order

Daniel Avjean, Vice President, calls the meeting to order at 7:33 PM.

II Roll Call – determination of a quorum

Members in attendance: Daniel Avjean, Vicki P. McConnell, Shirley Taylor, Juliet Post. Four members constitute a quorum.

Guest: Cricket (Building 5)

III Concerns of Residents

Residents continue to be concerned that more information should be provided to residents by Wehner by email, and that actions on various issues with the condo property are not being completed in a timely and effective manner by Wehner. Board members agree that a "Welcome" package should be created for new owners alerting them to meetings, the website, and means for contacting Wehner.

IV Approval of Board Meeting Minutes for November 14, 2013

Dan motions to approve the minutes for November 14, 2013. Shirley seconds, Juliet abstains, Vicki votes aye.

V Emerald Isle report: Jeff Ellis

Jeff submits the bid for ash borer prevention for 30 trees on condo property, which is \$2068.00. He also notes that until an outbreak is verified within three miles of FMV, treatment is not required.

VI President's Report

Beverly Chalmers was absent, and Dan Avjean did not give a report.

VII Treasurer's Report

Treasurer Suze Allen was absent. Cash flow and balance sheets prepared by Wehner indicate that ending cash balance in November for the Condominium Association is \$101,783.39, with total assets of \$358, 813.16. For December,

ending cash balance is reported at \$104,129.26, with total assets of \$367,836.96.

a. Approval of Financial Statements for November and December, 2013

Rick notes that November began with \$135,002.25 in operating cash and closed at \$101,783.39. The main reason for this drop was the annual property insurance payment of \$37,638.00. Dan motions to approve the November 2013 financial statements, Vicki seconds, Juliet abstains, Shirley votes aye.

In December, the beginning cash balance was \$101,783.39, with an ending balance of \$104,129.26. Rick notes that water damage repairs for this month was \$4042.37, for an annual total of \$5,398.74. An insurance claim was considered, but it would appear on a three-year loss history and so Wehner did not recommend filing a claim. Juliet motions to not file an insurance claim, Shirley seconds, all ayes.

Juliet motions to approve the December 2013 financial statement, Dan seconds, all ayes.

VIII Manager's Report: Rick Ingraham made pertinent comments per topic area below.

IX Old Business

- a. **Rental Status Report:** Veronica will email tomorrow or Monday to Board Members.
- b. **FMV Condominium Association Rules & Regulations Draft III review by HindmanSanchez:** tabled until February Board meeting.
- c. **FHA recertification submitted by HindmanSanchez:** more information and documentation was requested by FHA of FMV legal counsel and has been sent. The application is still pending, approval likely around January 20, but currently FMV is not certified for FHA condo loans.
- d. **Asphalt parking lot repairs (Asphalt Coatings Company):** Wehner is expecting bids in early Spring.
- e. **Re-approval and re-record 6th Declaration Amendment (Insurance Deductibles) – General Common Element Insurance –** tabled until February Board meeting.
- f. **BBQ grills: possible amendments to Declarations:** A recommendation has been made by HindmanSanchez not to send out any more fine letters regarding grills on patios/decks until we get the Rules & Regulations rewritten. To be consistent, Board generally disagrees and thinks letters should continue to be issued. Juliet volunteers to walk the property again, verify where grills appear to be stored and email this list to Veronica, Rick

and Russ so the Board can be sure all related fine letters have been sent out.

- g. **7th declaration amendments (Sec. 16)** – tabled until Feb. 13 Board meeting.
- h. **Second gutter cleaning** – has occurred (by Mike Prete).
- i. **Bid to locate sewer line cleanout for Bldg 3:** need to reschedule to get into an individual crawlspace, and then will have to get a plumbing bid to cut a trench and do the cleanout. This is after a \$175.00 charge to enter an individual crawlspace to make initial assessment.
Vicki motions to proceed with initial assessment and then with bids for further action to finish cleanout, Juliet seconds, all ayes.
- j. **Exterior lighting replacement survey – Phil Schneider** (not present and Rick couldn't supply wiring plans as requested by Phil.)
- k. **Chimney cleaning:** will be rescheduled for a time when there is not snow and ice on roofs.
- l. **Repair wood siding and privacy fence:** tabled until Spring. Bids presented by Mike Prete in November totaled approximately \$14,200.
- m. **Other:** none.

X New Business

- a. **Appointment of Directors & Election of Officers:** tabled until February Board meeting. Resignations to date: Juliet Post, Vicki P. McConnell, and Dan Avjean will be moving within the next month.
- b. **Damage and repair to Garage Bldg.** For parking space 1-104 caused by UPS truck (to gutter and soffit). Waiting for adjuster's report, Mike Prete bid \$920 for repair.
- c. **Ash borer prevention treatment:** see V above.
- d. **Building captain committee volunteers:** Board asks Wehner to draft a letter and send it by email to Board members for review asking owners to volunteer to do this. A copy of the letter and a sign-up sheet will be posted by mail boxes after draft approval.
- e. **Drafting new email signup forms for owners to receive notices:** Board suggests combining this in draft for building caption volunteers mentioned above. A copy of the approved letter draft and sign-up sheet will be posted by mailboxes.
- f. **Other:** The Board asked Rick to talk with Jason about recent delay in replacing large bulb in Bldg 4.
- g.

XI Delinquencies: distributed and reviewed at the meeting.

Closed to the Public - Executive Session: not held.

XII Adjournment: Dan adjourn the Condominium Association Board Meeting at at 8:26 PM.

**Next Board of Directors Meeting: Thursday, Feb 13, 2014, 6:30 PM
Immediately following FMV Recreational Association Board meeting**

**Respectfully submitted:
Vicki P. McConnell, Secretary**

Four Mile Village CONDOMINIUM Association
540 S. Forest Street
BOARD MEETING
February 13, 2014, in the Clubhouse
Minutes

- I. Meeting called to Order : 7:30 PM
- II. Roll Call – Board Members in Attendance: Shirley Taylor, Beverly Chalmers; Rick Ingraham of Wehner Property in attendance
- III. Concerns of Residents: Lawn furniture, Christmas Trees, etc. blocking common area: Post a warning letter on each door in the buildings 6,7, and 8 about items blocking electrical boxes – items will be removed and trashed – 10 days notice.
- IV. Board Meeting Minutes for January 9, 2014 approved: Shirley Taylor voted to approve; Beverly Chalmers
- V. Emerald Isle Report - Presented by Jeff Ellis at the preceding FMV Recreational Meeting
- VI. President's Report - Beverly Chalmers
 - Tax Return Filed – Assn. did not owe anything
 - Mike Gallegar is looking into the effect of the sell of Unit 3-202 on Condo insurance
 - Lawyers are reviewing Condo documents in preparation for Amendment 6 and rules and regulation book.
- VII. Treasurer's Report - Tabled (Treasurer out of Town)
- VIII. Rick Ingraham gave manager's report: covered items under old and new business.
- IX. Old Business
 - a. Rental Status Report –Unauthorized rentals are receiving letters and assn. procedures are being followed.
 - b. FMVCondo Association Rules & Regulations Draft III review by HindmanSanchez – tabled to April
 - c. FHA Re-certification submitted by HindmanSanchez P.C.: Approved thru January 16, 2016 – approved January 16, 2014.
 - d. Asphalt Parking Lot Repairs - Asphalt Coatings Company: Getting bids for March and April – need better weather to determine extend of damage to asphalt.
 - e. Bid to locate Sewer Line Clean Out for Building 3 - Building 3 has no clean out – Colorado Sewer Line found clean out - \$3400 – line is presently very clear. Will get a second bid for cost.
 - f. Exterior Lighting Replacement Survey - Phil Schneider – Table it and remove from agenda
 - g. Chimney Cleaning Re-Scheduled – London Fog Chimney Cleaning – Status
(Original cleaning dates 1/6/14 & 2/7/14 cancelled due to weather. New date yet to be determined)
 - h. Repair wood siding and privacy fence – Mike Prete – Table until March – do a walk thru prior to March mtg
 - i. Appointment of Directors & Election of Officers: Done via email - Bev Chalmers and Richard Lacey were appointed to the Board until next annual mtg 2014. Election of officers will be done at March mtg.
 - j. Damage & Repair to Garage Bldg (garage space #1-104) Mike Prete Repair – Repairs have been started should be completed within a week to ten days – UPS insurance has sent a check to cover the cost of repairs.
 - l. Ash Borer Prevention Treatment – Emerald Isle – Discussed at FMV Recreational Board Meeting - monitoring
 - m. Building Captain Committee/Volunteers – Signup Sheet Status
Bldg 2: Robin Secher
Bldg 1: Thomas Walker
 - o. Other – no other matters discussed
- X. New Business
 - a. 2014 Snow Removal Contract
 - 1) Emerald Isle Landscaping – dealt with at Rec Mtg
 - b. Snow Removal Policy – Page
 - 1) Owner Responsibility below 2" – dealt with at Rec Mtg
 - c. HindmanSanchez Legal Services & Retainer Contract Proposal – Shirley motioned to accept Hindman Sanchez, Bev seconded – approved.

d. Comcast Contract Proposal for Access to Common Areas – asked that they send a contract to review – no action until all terms of contract are known

e. Dog Poop cleaning – will look for someone to assume this job

XI. Delinquencies - Discussion – payment agreements are in place
Closed to the Public - Executive Session - None

XII. Adjournment : 8:03 PM

Respectfully submitted by:

Acting Secretary

Next Board of Directors Meeting: March 13, 2014
Immediately following FMV Recreation Association's Board Meeting