

Tiffany Homeowner Association Board Meeting Minutes

March 28, 2007

This meeting of the THOA Board of Directors, called by the President of the Board according to THOA Bylaws, was held at Castlewood Library, Centennial, Colorado.

Present:

Frank Croshal

Kim Caster

Sheldon Spiegleman

This constitutes a quorum of the board present to conduct business.

Call Meeting to Order: 7:30pm

President

Review and Approve January meeting minutes

Board

Motion made, seconded and unanimously carried to approve the January minutes.

The minutes will be posted on the website.

President's Report

President

Vice President's Report

Vice President

Web Site update status

Netlinks 3rd party site, some disadvantages: can't post pdfs, html, everything must be in Word (some dispute on this), neighborhood discussion board that may be beneficial, asked Tarik to add to ours

Add a thank you to the newsletter for Tarik's service.

Secretary's Report

Secretary

Newsletter Issue: letters to the editor

Need to establish some guidelines: word limit, neighborhood business, no personal attacks, how many practical.

For insert: individual needs to pay the expense, there is an added expense of \$5 for placement

Bylaws committee will propose guidelines to control, contact Colorado Lasertype to determine

Treasurer's Report

Treasurer

Budget: everything in order, Centcon renewal membership (dues required), Arapahoe County has similar set up, need to revise our contact information, not required to be board member, Frank will contact Tom to see if he wants to continue

Insurance: we don't have a building to actually cover paying \$2100/year, for same amount, can get better deal, soliciting new bids, may be able to reduce by several hundred dollars a year. Employee coverage may cover Pres & Treasurer, but

must be bonded b/c it is in the rules. New policy will cover. St Paul Traveler's is one possible company. Shel will continue to investigate their ratings.

Committee Reports

Bylaws Committee: Carole Klutho

Committee & Board

discuss & adopt proposed policies & procures

Concerns: \$50 for document fee, propose moving to \$100 for an administrative cost: get on ownership list,

Motion made, seconded, discussion had to raise \$100, 3 to vote to pass, procedure is amended to so reflect.

Documents: referred to various board members, need a check list of what documents need to be sent. Shel will follow up on the procedure here.

Bylaws committee will set up check list and post on web site.

Form 1: Special meetings objection by Frank that needs to be better defined: "entity" "authorized" no other objection. Need to have a bylaw to reflect, designate a leader within the 20%, motion to approve all proposed procedures, pending discussed amendments.

Signatures: change to have just one signature of a board member for each procedure.

ACC Committee:

Bill Kemman

recent homeowners issues

paint, landscape, deck improvements all approved

Maintenance Committee:

Dwight Faylor

maintenance agreement: Keesen was approved, don't know the status of the contract, signed?

Need a procedure here.

Fence: Talked to different sized companies to do fence repair, not getting returned calls. Commercial insurance agent contacted, concerning language "hold harmless" concerning worker's comp. A waiver form: not their employer, no insurance is carried, working at own risk

Ask repair company to look at the concrete supporting the posts, above ground level

Fence may be OK for 2-3 years without significant replacement, repairs.

Committee: formation is an issue: have been seeking out volunteers, some have volunteered (8-9 people) Looking for a contractor in the neighborhood to consult on the committee.

Announce in newsletter that committee is being formed, looking for a contractor

Trash Removal Committee:

Committee

report from poll: 49 out of 153; 44 in favor of consolidation

HOA involvement in maintaining the administration needs to be further investigated

Pro Disposal was the favored company

Contract negotiation, can't compel each member
Need to go door-to-door for 90%
Post another response in next newsletter

Old Business

Board

New Business / Member Forum

Board/Members

Motion made, seconded, unanimously approved to have monthly meetings
Next meeting date: April , get conference room at SG Plaza, get dates agreed upon through email
Snow committee: whoever does it: form a drainage plan, need to get it formed
Motion made to thank board for commitment to bylaws committee

Adjourn Meeting: 8:56pm

President