

Fairview Place Residences

BOARD OF DIRECTORS MEETING July 13, 2010

CALL TO ORDER

The regular board meeting of the Fairview Place Residences Homeowners Association was called to order at 7:07 pm. Board members in attendance were: Brad Gilpin and Nicole Grabsztul. Mike Chapman with Colorado Association Services was also present.

OPEN FORUM:

Five owners were present, including Tom Cogswell the on site general maintenance person, and they participated in the agenda discussions when appropriate.

APPROVAL OF MINUTES

There was a motion to accept the minutes from the Board Meeting on 6/8/10 as presented. The motion was seconded and passed unanimously.

MANAGEMENT & PENDING ITEMS REPORT

- A. Financials: Mike reviewed the financials from 6/30/10. The operating account balance was \$111,647.20 and the reserve fund was \$25,812.38. All of the major financial categories are under budget year to date. Overall the association is \$13,307.72 under spent versus the budget through June of 2010. Mike will change the coded expense on window cleaning to building cleaning. No window cleaning has been done this year.
- B. Pending Items Report: Mike reviewed the list of pending items from the last meeting. All items have either been completed or are on this agenda for more review as requested.

UNFINISHED BUSINESS

- A. Review CAS report on copies charged: Included in the packet was the computer generated list of the number of copies charged to each association. Every person who makes a copy must log in, then enter the association's special code before the copier will print anything. Each copy is then logged in to that association.
- B. Affirm Email Votes: The Board unanimously affirmed that the boiler Gas Valve Replacements for \$723.19 and the Gutter Cleaning for \$850.00 were approved by email between meetings. Both of these projects have been completed.
- C. Parking Monitoring: Nicole reported that the number of parking violations seems to be increasing and that she is posting violations on more cars than in the past.

NEW BUSINESS

- A. New Board Member: Katherine (Katie) Travis volunteered to fill the empty position on the Board. The current Board members unanimously approved her appointment effective immediately. Katie will finish the term of Bobbi Smith (2008-2011).

- B. New Bank Signature Cards: The Board signed the new cards for the operating account, but this will now have to be redone to include Katie Travis at the next meeting.

ADJOURNMENT TO EXECUTIVE SESSION

No action needed at this time.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:05p.m.