

# Fairview Place Residences

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## BOARD OF DIRECTORS MEETING March 21, 2011

### CALL TO ORDER

The regular board meeting of the Fairview Place Residences Homeowners Association was called to order at 7:05 pm. Board members in attendance were: Brad Gilpin and Nicole Grabsztul. Katie Travis was unable to attend.

Mike Chapman with Colorado Association Services was also present.

### OPEN FORUM:

Two owners were present, including Tom Cogswell the on site general maintenance person, and they participated in the agenda discussions when appropriate. No additional items were discussed.

### APPROVAL OF MINUTES

There was a motion to accept the minutes from the Board Meeting on 1/17/11 as presented. The motion was seconded and passed unanimously.

### MANAGEMENT & PENDING ITEMS REPORT

- A. Financials: Mike reviewed the financials from January and February 2011. The operating account balance in January was \$25,626.96 and in February was \$26,076.92. The reserve fund was \$39,033.09 in January and \$39,040.57 in February. The reserve contribution for February had not been applied yet. All of the major expense categories in January were under budget since there were few 2011 expenses paid that month. The expenses in February were also under budget overall with no major areas of concern with the line item for snow removal for the first two months higher than anticipated due to the unusual snow fall this winter, but still under for the year.
- B. Pending Items Report: Tom will be checking with the vendor on the cost of fixing or replacing the front door call box "mother board". Tom thought the last time he checked with them the cost of repairs was about \$1,200.00 which is considerable cheaper than replacing the entire system. The warranty work on the decks installed by Applied Plastics is on the agenda.

### UNFINISHED BUSINESS

- A. Deck Replacement Unit 113 & Warranty Work: Mike Chapman will send the approved bid for the installation of a new deck on unit 113 and tie that into the warranty work on previously installed decks to be done at the same time.
- B. New State Agency: Mike briefly reviewed the new State Agency under the Real Estate Commission (discussed at a previous meeting) that will be collecting information, mostly complaints, from homeowners about their associations. Every association in the State is required to register each year for a fee. The registration has been completed by Colorado Association Services. This year's fee is \$15.00. The new agency gathers the information and forwards it to the Real Estate Commission, but has no authority to investigate, give advice or even let the association involved know what the complaints are.

## NEW BUSINESS

- A. Ownership of Garage Number 14: The new owners in unit 211 evidently did not purchase the garage that is appurtenant to this unit based on the title work on file. They requested a parking pass to use a space in the lot. Mike will send them a letter asking them to resolve this issue with the sellers since the garage, according to the documentation on file, is included with the unit and they have no allocated parking in the lot. This is not an association issue but must be resolved between the buyer and the seller.
- B. Seal Coating Parking Lot: Mike has begun the bidding process to have the parking lot crack filled and seal coated to include restriping of the parking spaces. Since a few of the spaces on the east side of the lot belong to the apartment building Mike will ask them to share a portion of the cost or have their spaces removed from the bid price once a contractor is approved.
- C. Deck Maintenance on unit 209: The owner requested that someone look at her deck and determine if repairs are needed. Tom will make an appointment with her and decide if work is needed.

## ADJOURNMENT TO EXECUTIVE SESSION

No action needed at this time.

## ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:50 p.m.