

HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, July 18, 2005

I. CALL TO ORDER

The July meeting of the Board of Directors of the Hunter's Run Condominium Association, Inc. was held on the evening of July 18, 2005 at the Hampden Branch Library at 9755 E. Girard Ave., Denver, Colorado. The meeting was called to order at 6:04 p.m. by Manager, Kim Maguire. Board Members present: Greg Chavez, Bonnie Ra, Mary Ann Kill, Anne Guarnera, and Georgia Swearingen. Absent, Mark Overton and Michael Westcott. Representing management: Kim Maguire with Premier Property Management, LLC. No homeowners were present. J.M. Fay, Renter at F201 was present.

II. REVIEW AND APPROVAL OF MINUTES

The Board reviewed the minutes dated June 20, 2005. MsGuarnera motioned to approve the minutes as presented. Mr. Chavez seconded the motion. Motion passed unanimously.

III. REVIEW AND APPROVAL OF THE JUNE 30, 2005 FINANCIALS

The month ending June 30, 2005 financials were reviewed. Ms. Ra motioned to accept the financial statements as of and for the period ended June 30, 2005 as presented. Ms. Swearingen seconded the motion. The motion passed unanimously.

IV. MANAGER'S REPORT

Ms. Maguire reviewed the Manager's Report with the Board. Significant items discussed were:

The iron fence is almost complete. Wire has been installed in the stone pillars for future lighting and Ms. Maguire is currently waiting for bids for lighting and install of light fixtures on all of the stone pillars.

Ms. Maguire presented the towing report for the month of June. It was noted that cars are commonly towed for expired tags, inoperable or abandon.

For the record it was noted that the new Insurance Policy was approved by the Board via electronic mail on June 22, 2005.

Ms. Maguire informed the Board of a leaking toilet in Building I and that the homeowner was responsible for the repairs. It was noted that Ms. Maguire invited the homeowner to attend the meeting so the homeowner could speak to the Board directly. The homeowner was not in attendance.

Ms. Maguire is getting another bid for the trash enclosures.

V. OLD BUSINESS

The handicap parking request by owner at Building D was discussed and the Association will accommodate this owner and purchase handicap signing and have it installed ASAP. Ms. Swearingen motion to approve the request. Mr. Chavez seconded the motion. Motion passed unanimously.

VI. NEW BUSINESS

The Board reviewed the letter from Waste Management indicating a price increase due to fuel charges.

The Board reviewed the information regarding concrete cleaner from Board Member, Ms. Kill.

Mr. Chavez indicated that the ponds still look bad. Ms. Maguire will call Urban Farmer again to apply more chemicals.

Ms. Maguire will order two tons of river rock for the areas by Building L and M.

Ms. Ra indicated that people are still smoking in the pool area. Ms. Maguire noted that people in arrears are not permitted in the pool and a hearing and fine could be assessed to the homeowners account for smoking in a non-smoking area.

VII. CORRESPONDENCE

Letter from Homeowner in Building B was reviewed by the Board.

VIII. ADJOURNMENT

Ms. Guarnera motioned to cancel the monthly Board Meeting for August. Mr. Chavez seconded the motion. Motion passed unanimously.

Ms. Swearingen motioned to adjourn the monthly meeting at 6:43 p.m. Ms. Guarnera seconded the motion. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, Community Manager