

HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, June 20, 2005

I. CALL TO ORDER

The June 2005 meeting of the Board of Directors of the Hunter's Run Condominium Association, Inc. was held on the evening of June 20, 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 Board President, Mr. Overton. Board Members present: Mark Overton, Mary Ann Kill, Anne Guarnera, Michael Westcott and Greg Chavez. Representing management: Kim Maguire with Premier Property Management, LLC. Homeowners: Sherri Brody, Georgia Swearingen and Bonnie Ra were in attendance.

II. REVIEW OF APPROVAL OF May 16, 2005 MINUTES

The Board reviewed the minutes dated May 16, 2005. Ms. Guarnera motion to approve the minutes as presented. Ms. Kill seconded the motion. Motion passed unanimously with Mr. Overton abstaining.

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

The month ending May 31, 2005 financials were reviewed. Ms. Kill motioned to accept the financial statements as of and for the period ended May 31, 2005 as presented. Mr. Westcott seconded the motion and the Board, with Mr. Overton abstaining, unanimously approved the motion. Mr. Chavez motioned to waive a late fee for a homeowner in Building B, Ms. Kill seconded the motion. Motion passed unanimously with Mr. Overton abstaining.

IV. MANAGER'S REPORT

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

The pond pump by Building M and L is at the shop for repair.

Kim presented Senate Bill 100 that was signed by Governor Owens on June 6, 2005.

Kim will start to research information for a website for the Association to be up and running by January 1, 2006 so the Association can adhere to the Senate Bill 100 requirements.

The car tow list was presented.

The timing for the fence install was discussed. Mark and Greg will meet with the contractors for placement of the stone pillars that will be installed on Harvard and Syracuse.

V. OLD BUSINESS

Kim will work on getting another bid for the trash enclosure replacements.

VI. NEW BUSINESS

The Board reviewed the request for a handicap parking space for a homeowner by Building D. The Board instructed Kim to contact the Civil Rights Department first and if necessary consult with our Attorney regarding the request.

The Cherry Creek Water restrictions were presented.

There are two Board positions vacant at this time. Kim posted the open positions at the mailbox/cabana area announcing these openings for homeowners. The term of Ms. Gillespie is up for re-election in October of 2005 and the term for Mr. Versteeg is up for re-election in October 2006. Ms. Swearinger and Ms. Ra sent in a request for appointment to the Board. The Board reviewed their letters of interest and spoke with the candidates. The Board then appointed Ms. Ra to the Board for the term thru October 2006 and Ms. Swearinger for the term through October 2005.

VII. CORRESPONDENCE

Various violations were reviewed.

VIII. ADJOURNMENT

Mr. Overton adjourned the monthly meeting at 7:08 p.m.

Respectfully submitted,

Kim Maguire, Community Manager