

# **HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**Monday, March 21, 2005**

### **I. CALL TO ORDER**

The March meeting of the Board of Directors of the Hunter's Run Condominium Association, Inc. was held on the evening of March 21, 2005 at the Hampden Branch Library at 9755 E. Girard Ave., Denver, Colorado. The meeting was called to order at 6:00 p.m. by Board President, Mr. Overton. Board Members present: Mark Overton, Mary Ann Kill, Anne Guarnera, Michael Westcott, Virgil Versteeg and Greg Chavez. Representing management: Kim Maguire with Premier Property Management, LLC. Homeowner Sherri Brody was present.

### **II. CLIFF BAKER / FENCE CONSULTANTS**

Cliff Baker presented fencing options to the Board for the perimeter of the property. The Board will review the materials and quotes and discuss at the next meeting. Mr. Baker will also get exact measurements.

### **III. REVIEW OF APPROVAL OF FEBRUARY 22, 2005 MINUTES**

The Board review the minutes dated February 22, 2005. Ms. Kill motion to approve the minutes as presented. Ms. Guarnera seconded the motion. Motion passed unanimously with Mr. Chavez and Mr. Overton abstaining.

### **IV. REVIEW AND APPROVAL OF THE FEBRUARY 28, 2005 FINANCIALS**

The month ending February 28, 2005 financials were reviewed. Ms. Guarnera motioned to accept the financial statements as of and for the period ended February 28, 2005 as presented. Ms. Kill seconded the motion and the Board, with Mr. Overton abstaining, unanimously approved the motion.

### **V. MANAGER'S REPORT**

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

All Budget Landscape has finished the final phase of the retaining walls around the community.

Management has received complaints regarding homeowners that have more than two cars and are taking up parking spaces. Homeowners are asked that they do not store excess vehicles on the property. Hunter's Run has one and one half parking spaces per unit.

The Senate Bill 100 was presented and discussed. There may be more reason to develop a website based on the outcome of this Bill.

The Horizon Bank CD matures this month. Management will shop around for the best rates and secure a two year CD.

#### **VI. OLD BUSINESS**

Ms. Maguire is checking with Vendors on stair treads for the older buildings and new light fixtures for the breezeways.

#### **VII. NEW BUSINESS**

The power washing bid was reviewed and it was decided that Ali would develop a schedule to power wash the buildings on a rotating basis instead of spending the money for a service to do it. It was noted that twelve homeowners took advantage of the special pricing through London Fog to have their chimneys cleaned and or their dryer vents cleaned.

Other items under discussion and review are the following: Ages for pool, is it legal to post? No Smoking at the pool and new pool furniture will be voted on at the Spring Walkthrough. People are still not picking up after their pets. The Spring Walkthrough is set for April 18, 2005 at 4 p.m.

#### **VIII. CORRESPONDENCE**

Bldg B, Homeowner- request to waive late fee approved.  
Bldg G, Homeowner- we are moving forward with legal collection.  
Bldg L, complaints regarding noise was discussed.

#### **VIII. ADJOURNMENT**

Mr. Overton adjourned the monthly meeting at 7:45 p.m.

Respectfully submitted,

Kim Maguire, Community Manager