

HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, May 16, 2005

I. CALL TO ORDER

The May 2005 meeting of the Board of Directors of the Hunter's Run Condominium Association, Inc. was held on the evening of May 16, 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. Chief Rhodes with the Cunningham Fire Department and Tim Tvrdik with SPCS Inc., were also in attendance. Homeowners: Sherri Brody, Dolly Saunders and Bonnie Ra were in attendance.

II. SPCS INC. RE: TRASH ENCLOSURES

Tim Tvrdik presented concrete trash enclosure proposal to the Board to replace the existing wood trash enclosures. Mr. Tvrdik is dealing with the County regarding permits and is consulting with their engineer department to work out some details required by code. It appears that the cost could go up significantly if the enclosures need to be modified. Mr. Tvrdik will work with the Engineer to finalize and Kim will present at the next Board Meeting.

III. CHIEF RHODES – CUNNINGHAM FIRE DEPARTMENT

Chief Rhodes announced the new Fire Station opening in Centennial. There was discussion regarding the new Wabash Bridge. Chief Rhodes recommends that the Community refrains from using fire works and make sure that homeowners are not extinguishing their cigarette butts in flower pots because many fires have started due to that reason. The code has changed for grills, the uses of gas grills are prohibited and only small table top grills are allowed in Condominium Associations.

IV. REVIEW OF APPROVAL OF MARCH 21, 2005 MINUTES

The Board reviewed the minutes dated March 21, 2005. Ms. Kill motion to approve the minutes as presented. Ms. Guarnera seconded the motion. Motion passed unanimously with Mr. Overton abstaining.

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

The month ending April 30, 2005 financials were reviewed. Mr. Chavez motioned to accept the financial statements as of and for the period ended April 30, 2005 as presented.

Ms. Guarnera seconded the motion and the Board, with Mr. Overton abstaining, unanimously approved the motion.

VI. MANAGER'S REPORT

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

A special thank you went to Greg Chavez for picking up the new patio furniture with his pickup and to Ali Laleh for assisting him

The pool letter was reviewed and Kim will mail the letter and new pool keys out to all homeowners that are current with their HOA dues. The flowers will be planted by Urban Farmer the end of May and the ponds will be up and running by the end of May. Ali has completed building a new bench in the pool area with a material called Trex along with a new bridge made of the same material. Ali has installed new vanities and sinks and applied fresh paint in the bathrooms at the pool.

The next Board meetings for the remainder of the year have been booked at the Hampden Branch Library. The dates are as follows: July 18, August 15, September 19, October 17, and November 14. The meetings will start at 6:00 p.m. and end at 8:00 p.m.

VII. OLD BUSINESS

The revised iron fence proposal was reviewed. The Board decided to install a better gate system at the pool, to install iron fencing along Harvard / Syracuse to include stone pillars and individual lighting for atop of the pillars. The Board also decided that the color of the fencing and gate will be black in color and the stone pillars will match the existing stone that is currently on the buildings. Mr. Chavez motion to approve the proposal and for Kim to forward the contract to the President for signature. Ms. Guarnera seconded the motion. Motion passed unanimously with Mr. Overton abstaining.

VIII. NEW BUSINESS

There are two Board positions vacant at this time. The Board instructed Kim to post 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. The Board will speak to interested parties at the next board meeting.

The proposal for Urban Farmer to maintain the ponds for 2005 was reviewed. Mr. Chavez motioned to approve the proposal. Mr. Westcott seconded the motion. Motion passed unanimously with Mr. Overton abstaining.

A ban to prohibit Smoking was presented at the meeting. There were homeowners in attendance that lobbied for the Board to prohibit smoking in the pool area. Mr. Chavez motioned that we do not allow smoking in the pool area. Mr. Wescott seconded the motion. Motion approved unanimously with Mr. Overton abstaining. Kim will include this in the pool letter that is mailed to all homeowners and order new signs for the pool area that says "No Smoking".

IX. CORRESPONDENCE

Bldg H, Homeowner- request to waive late fee approved.
Various violations were reviewed.

X. ADJOURNMENT

Mr. Overton adjourned the monthly meeting at 7:40 p.m.

Respectfully submitted,

Kim Maguire, Community Manager