

Emerson Point Annual Meeting Minutes – December 5th, 2013

Meeting at 6:00p .m. offices of Capital Hill Management

400 Colorado Blvd., Denver, Co.

Present:

Shannon McCarthy - Manager

Jill Curry- Unit B

Vicky Baker – Unit C

Richard Jacobi & Vicki Lindner– Unit D

Not Present - Brian Nowlin- Unit A

Richard presented all that had been done since the last meeting including :

New thermostat installed in Unit D

New mailbox has been installed, the lobby has been painted

Dog “poop” problem has been “virtually” eliminated.

Hinges on rear gates have been reset.

New Business was discussed.

1. There is a problem with steam causing damage to the safety railing on the landing between Units C & D – Shannon will have this investigated and repairs contracted.

2. Discussion of whether or not to contract for tuckpointing at this time. Jill announced her Unit is for sale, and she is not willing to spend any money on improvements at this time. It was agreed to meet

Again on January 30th, 2014 to revisit the question of tuckpointing and:

3. Shannon reports that our FHA designation has expired and it would cost approximately \$3,000. To re-apply for this. Again, Jill did not wish to commit for approval of this expense. It was further noted by Vicki that there would be no direct benefit to them at this point, but would be willing to look at that

Being reinstated in the future.

4. It was agreed that Gutter repairs/replacements s are the first priority and should be done before tuckpointing is done – that will be revisited in January when we receive estimates of costs. A temporary

Fix to the downspout costing \$135.00 would be approved.

5. It was agreed that Hector should continue to maintain the gardening and spring clean-up and that each owner would pay their share of that expense as an additional cost with their dues in the spring.

6, Most of those present were willing to consider the budget limitations before moving ahead on any zero-landscaping or a new lobby door.

The meeting adjourned at 8 p.m.

Respectfully submitted,

Vicky Baker

Secretary