

**1415 Steele Condo HOA Meeting
May 5, 2015, 7:00 pm
Hooked on Colfax, Denver, Colorado**

MEETING MINUTES

Attendees: Myra Young #302, Emily Hanna #402, Jay Engeln #201, Lawrence Mohr (Jon), #401, Roxanne Stern, #202, Shannon McCarthy (Capitol Hill HOA Management Company)

Approval of March, 2014, meeting minutes

Minutes of previous meeting approved as written.

Treasurer's Report

1. Income / Expense Statement provided by Shannon.
2. Copies of financial statement through 3/31/15 provided and reviewed by Shannon.

Status of Building Projects from March, 2014 meeting

1. Additional insulation above units 401 and 402
 - Recommended to not add more insulation due to possible moisture problems if the roof leaks
2. Window glass replacement for fogged windows in units
 - As per discussion with Shannon, window problems are typically an owner's expense not an HOA expense. New Windows of America possible contractor to use for replacement.
3. Concrete repair on the back stairs
 - This project still active and recommended to repair. Note: no ice melt can be used on repaired concrete.
4. Repainting the railing on the back stairs
 - Two possible options considered for repainting the railings. Shannon will get proposals for powder coating the railings (longer lasting but may require an assessment due to higher cost) and for painting the railings. Decision regarding which proposal to accept will be determined after proposals received from Shannon.
5. Landscaping repair and additional mulch
 - High Plains will be requested by Shannon to do a weed spray. Copper Landscaping will be requested by Shannon to do a proposal for a porous stone patio area.
6. Alternate light timer system for front and hallway lights.
 - Light timers will stay as is but LED lights will replace bulbs currently in use.
7. Rodent control for top floor outdoor areas
 - It was determined the droppings were from bats, not other rodents, no action will be taken on this issue.

8. Adjustment of garage doors that do not close properly
 - Challenge to address as doors have “personalty issues” and work when repairs are attempted to be made

New Business

1. Removal of the For Sale sign front of apartment building
2. Address plates for the back doors requested.
3. Individual unit owners can decide if they want to put in lights next to back door entrances. Kelly Electrical is contractor. Each unit owners would be responsible for expense.
4. Look into possible change of cleaning service company. Ed Bryant recommended for cleaning service. Shannon will contact Ed to see if he is available.
5. Jon will look into scheduling a date for an building clean up day.
6. Shannon will look into putting together a propose budget for the HOA.

Schedule next meeting

In April of 2016, date to be determined.

Adjourn

Meeting adjourned at 8:10 pm