

Ogden Gardens Homeowners Association
Annual Meeting Minutes
Tuesday March 8, 2016

The Annual Ogden Gardens HOA meeting was held Tuesday, March 8, 2016 in the Capital Hill Management Company meeting room at 400 S. Colorado Boulevard. Jason Marsden ascertained the presence of a quorum and called the meeting to order at 6:03 pm.

Board Members Present: Cathy Reed, Tara Leberman, Rachel Plencner and Jason Marsden.

Home Owners Present: Craig Reed, Eric Shoemaker, Glenn Kindle, Erin Larrabee (and Bob), Devin Brown, Praf Mahanty, Michelle Halpern, Steve and Margot Weiner, Allison Hedien. Peggy Gordon and Colleen Cowhick joined via phone.

Capitol Hill Management Company Present: Shannon McCarthy, Property Manager.

Erin Larrabee moved to approve the 2015 meeting minutes. Steve Weiner seconded.

Shannon McCarthy introduced himself and Capitol Hill Management Co.

Shannon provided the 2015 Operating Bank Balance of \$5,903 and Reserve Balance of \$104,850. No dues increase was reported at this time but an additional \$5K will be available to perform maintenance or will go into reserves due to cost savings from the management company switch. 2016 Operating Bank Balance was \$7,521.68 and Reserve Bank Balance was \$107,848.18.

The 2016 operating budget was reviewed and discussed. Margo Weiner moved to approve the 2016 operating budget and Cathy Reed seconded. It passed unanimously, surpassing the bylaws requirement. Board members stated that a special project budget may be proposed separately by the board and management company to cover special projects.

Roof Presentation: Todd Drakulic from Eco and Lance Slayton from Preferred Companies gave an update on the roof and stucco work. The total claim has not been confirmed by the Insurance Company but the additional meetings have resulted in an increase of the original claim. Additional bids were previously obtained from Heritage Roof and Metro Stucco. Homeowners waived additional bids and voted to move forward with the roof project with Eco.

Declaration Review: Shannon highlighted some items of our Bylaws and Covenants with a reminder to become familiar with sensitive matters such as pets, noise, trash and smoking. It was noted the Declarations are available on the management company website.

Projects: Landscaping was discussed and possible improvements that could be made this year after the roof project. Upgrade to security monitoring system was also discussed.

New Business:

Members discussed issues the building was currently facing related to security, landscaping, repairs, garage door damage, and smoking. The Board will be sending an online survey to request feedback from all homeowners regarding issues.

Members discussed replacing the mailboxes or performing repairs as they are coming out of the wall and labels and are not uniform.

The Board requested information be obtained regarding assessment insurance and interest in having air conditioners replaced at the time the roof is replaced (at a discount). An email request will be sent to collect this information from the homeowners

Election of Board Members, 2 open positions. Homeowners returned their ballots to Shannon McCarthy who counted the vote results:

Brett Feeley 21 votes,
Tara Leberman 17 votes,
Peggy Gordon 10 votes.

Brett Feeley was elected and Tara Leberman was reelected. The board members present agreed to meet per the Bylaws and elect officers within a week.

Craig Reed moved for adjournment, Rachel Plencner seconded. The meeting adjourned at 7:30 pm.