

1977 Josephine Board Meeting March 21, 2016

Present: Shannon McCarthy, Keith McCarthy, Joe Lima, Kevin Boudreau, Esta Zettel

Shannon McCarthy introduced Keith McCarthy who has joined Capitol HOA Management. He will be phased into managing the Josephine account. All communication should continue to be sent to both Shannon and Keith until further notice.

The finances were reviewed and discussed. Two new categories for reporting were changed/added. Total expenses are within budget.

Status of the 2016 projects was reviewed. Target dates for work estimates and commencement of work were decided upon. The up-keep and maintenance chores were reviewed for their completion status.

The parking lot is owned by the HOA. The deed with units who have assigned parking spaces state the unit has "exclusive rights" to that parking space. There are 8 assigned parking spaces.

The insurance coverage for 1977 Josephine building was discussed. It was decided the coverage needs to be increased. Cost and coverage will be evaluated.

The community washer and dryer are nearing ten years old. The dryer has needed repairs in 2015 and 2016. There was discussion concerning the feasibility of hiring a company to manage a coin operated washer and dryer versus buying a new washer and dryer.

The By-laws need revising. Each board member is to submit their recommendations for change to Shannon. A lawyer will draw up the new By-laws to conform to Colorado laws.

The next Board meeting will be June 6 at 6:00 PM in the office of Capitol Hill HOA Management.

