

Ogden Gardens Homeowner Association  
Executive Board Meeting Minutes  
Sunday, March 20, 2016

The Ogden Gardens HOA  
Executive Board met Sunday, March 20, 2016 at 3pm Mountain Daylight Time via teleconference.

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

President Cathy Reed ascertained the presence of a quorum and called the meeting to order at 3:02pm.

Jason Marsden moved to waive the notice requirement for board members for this meeting. Rachel Plencner seconded. The vote was unanimous in favor of waiving notice.

Board members discussed recent homeowner complaints about tobacco smoke smell getting into certain units and common areas. Rachel Plencner provided information from a hygienist about the process of investigating and abating smoke migration in buildings such as ours. The board agreed to draft a third-notice letter and request access to unit 208 for a hygienist. Rachel Plencner volunteered to collect quotes from several hygeinists.

Board members discussed the process required for declaring a building smoke-free but did not reach a consensus whether it was necessary or desired. Board members agreed to include the topic in the upcoming owners survey.

Tara Leberman provided an update on the roof and stucco projects. The contractor plans to replace the building's decorative bands, window flashing and conduct other leakproofing repairs. A roof leak into unit 307 will separately be repaired. Homeowners were asked to report their interest in replacing their rooftop A/C units as part of the roof repair process.

Rachel Plencner reported that she is coordinating the ongoing maintenance with Stacks Home Repair and that we received a quote from Bob for power washing the trash chute, exterior stairwells and back alley frontage. The quote was \$400. Rachel Plencner moved approval. Jason Marsden seconded. The vote was unanimous in favor of the project.

Jason Marsden moved adjournment. Cathy Reed seconded. The vote was unanimous. The meeting was adjourned at 3:30pm.

Respectfully submitted,  
Jason Marsden

Secretary