

# Minutes from Beaumont Townhouses HOA Special Meeting August 16, 2016 6 pm

Call to Order and establish Quorum

Attending: Jodi Dooling-Litfin, Kate Lutz, Donna Stein, Jon Torres, Deborah Worthy, Sandra Walters (via phone). Rob Kancilla sent a proxie vote to Keith at HOA management company.

Absent and no proxie sent: Steven McGee and Jimmy Mullins

AGENDA ITEM	DISCUSSION	ACTION	FOLLOW-UP
Special Assessment	Current total assets (combined operating and reserve) are \$6642. Minimum reserve target is \$8-10,000. Keith recommends future goal of \$16,000 = \$2000 per unit. 2017 plans include \$6250 for painting and potentially \$1200+ for dying plant replacement. Current assets are insufficient. Discussed options to ease special assessment burden on owners.	Donna moved and Deb seconded a special assessment per unit of \$1000, paid either as a lump sum or \$200/monthly minimum with no penalties imposed until March 1, 2017. <b>Unanimously approved by all attendees &amp; proxies.</b> Two units had no response to issue: Steven McGee and Jimmy Mullins.	Management Company will accept payments in same manner as monthly HOA dues.
Short-Term Rentals (STR)	Denver City Council passed a new ordinance on STR defining requirements and establishing licensing. Ordinance authorizes HOA's to determine if they want to allow STR. Discussion considered impact on owner finances, neighbors and over all best interest of HOA. Decision would apply equally to all units.	Donna moved and Kate seconded banning STR effective January 1, 2017. <b>Motion approved with a split vote.</b> Four Yea votes: Jodi, Rob, Donna and Kate. Two Nay votes: Deborah and Sandra. Two units had no response to issue: Steven McGee and Jimmy Mullins.	Management Company will draft language for inclusion in appropriate HOA documents.

Meeting adjourned at 6:59 pm.

Respectfully submitted,

Kate Lutz, Beaumont Secretary on August 17, 2016

Post Meeting discussion on replacing Jon Torres as vice-president because he is not an owner of record, ie listed on the property title. Deborah Worthy, the owner of record, is interested in replacing him and participating in the meetings via phone from her Phoenix home. This will be added to agenda for next board meeting.