

Audrey Pointe HOA  
400 S Colorado Blvd Ste 360  
Denver CO 80246  
303-320-1660

Annual Meeting Minutes  
May 24, 2017  
6:00 PM

In Attendance: Craig Henderson, Kip Wallen, Pat Griffith, Jason Neitzel, Richard Huso, Amy Payne, Lisa Herrmann, Dana Miller, Logan Ripley, Kefee Bakewell, via phone . Shannon McCarthy HOA Manager.

Proxy: Judy Armijo, Paul Crossan, Kristi Jackson, Paulicia Larsen, Delores Scharton.

Absent:, Barry Hendon (2), Gloria Courtwright, Matthew Rosenfeld, Jeff Knetsch, Christopher Keeling, Mitchell Petz

Call to order: 6:00 PM

Minutes from 2016: Jason N made the motion to approve the minutes. Pat G made the second. Approved

**Financial report:** As of April 30, 2017 the operating balance was \$35,786.36 reserve balance was \$11,741.54. 2017 Budget was approved

**Manager's report:**

1. Recent unit sales: \$185K, \$222K, \$220K
2. Recent maintenance and repair work
  - a. Trouble shoot from door access system
  - b. Patch and paint stairwell walls
  - c. Latch and lock roof access hatches
3. Remaining window replacement
4. Painting of unit doors and replacement of doors and or hardware. The Board will supply the paint. Each owner is responsible for painting their door.

**New Business: 2017 projects**

1. There has been discussion of landscaping to eliminate some of the sprinkler and water needs. Proposals will be revisited.
2. Replacement of roof
3. The board will look into semi-annual sewer clean out

**Special Assessment:** The special assessment to raise funds for roof replacement, landscaping and building the reserve was discussed. Pat G made the motion to approve the special assessment to raise \$65,000.00. The motion was seconded by Lisa H. No further discussion. Vote was taken: 13 Yes and 2 No. Motion passed. A letter will be sent to all owners with payment options.

**Board Elections:**

The 2017 board was voted as: Pat Griffith, Craig Henderson, and Kip Wellen

**Adjourned: 7:00 PM**