

Parkside Flats Home Owners Association

Annual Meeting Minutes: November 8, 2017

Board Directors Present: Taylor Tancik, Mrudula Patel, Megan Downing

Home Owners Present: Stephen Blume, Gwendolyn Doyle, Stacy Schmidt, Lorraine Dixon-Jones,

Proxies: Jeffrey Silver, Danial Paulson

Absent: Claudia Quan, Pamela Black, Nicold Bianchi

Minutes taken and written by Shannon McCarthy HOA manager

Meeting called to order at 6:01 pm by Taylor Tancik President

Quorum achieved

Financial report:

As of September 30, 2017

Operating account: \$21,666.20

Cash Reserve: \$2,972.64

The special assessment voted in in 2016 is coming to an end with most units on track to pay off the assessment on time in December.

Those present elected to raise the monthly HOA dues by \$20.00 per month to cover for planned 2018 projects, listed below. The increase will take effect on January 1, 2018. The motion was made by Megan Downing and seconded by Stacy Schmidt. All were in favor.

Manager's report:

Vendor update:

1. The back gate lock was repaired and rekeys to match the building
2. The carpets were cleaned and loose stair carpet reattached
3. A back flow device was installed per orders from Denver City and County
4. New glass was installed at the front door due to shattering of side light.

2018 Items:

1. The proposal for repairs to the front pebble walk and sealing of front and back steps was approved. \$1,100.00
2. A proposal for call box replacement will be procured from Shield Services. The box will be able to be programmed from the management office computer. Around \$3,000.00. The box costs \$2,500.00.
3. Line and number parking spaces
4. Start process in the spring for removal of tree stumps and planting of new trees
5. Look into adding a rules limiting the number of rentals in the building

Board Elections:

The membership unanimously voted in Taylor Tancik, Mrudula Patel and Megan Downing to Board