

Washington Park Manor HOA
400 S Colorado Blvd Ste 360
Denver CO 80246
303-320-1660

Annual Owner's meeting
November 13, 2017 6:00 P M

Minutes

Attendance: Susan Rod, Katy Nolan, Teresa Vanderbosch, Andrew Dornisch Amy Cardinal, Kellie Scaicca, Anthony Lauro, Shannon McCarthy, Manager.

Proxy: Constance Carl, Matt Sullivan, Shelby Fania.

Absent:, Ruben Avila, Rachel Casillas, Maximiliano Smolkin, Shawn Conley, Katie Telfer, Krystyn Servis, Caley Weinstein

Call to Order: Susan Rod 6:04 P M

Financial Report: Shannon reported on available funds as of the 31st of October as well as handing out the report.

The operating account, as of 10/31/2017, contained \$10,641.45 and reserve contained \$5,730.06.

The 2018 budget was discussed and approved with no dues increase. made the motion to approve and A. Cardinal made a second. All voted in favor. The 2018 budget will be uploaded to the website.

The building insurance carrier has made a recommendation to the association that emergency lighting be installed. If the recommendation is not followed, the association chances losing coverage. The Board procured three proposals. The proposal from Fire Alarm Services for \$5,550.00 was approved. There was discussion and a vote taken to approve a special assessment for the \$5,550.00 to be paid in full by February 1, 2017. T. Vanderbosch made a motion to approve the special assessment A. Cardinal made the second. All were in favor.

2016 Minutes:

Susan Rodd made the motion to approve the minutes. Katy Nolan made the second All voted in favor. None against.

Year in Review:

There were no unbudgeted projects since the last annual meeting.
The garage did not flood in the 2017 summer

2018 Projects:

- 1) Installation of security lighting to start after February 1, 2018
- 2) The sealing of the cracks where the sidewalks meet the building
- 3) Touch up painting of the common area walls
- 4) The Board will look into a water softener for the building.

New Business:

- 1) The laundry contract will be looked at to see if a new contract and machines can be negotiated
- 2) Smoke detector check forms need to go out with the annual letter
- 3) A rules and regulations reminder letter will be posted on all unit doors

Board Elections:

Susan and Teresa Vanderbosch were elected to the 2017-2018 Board of Directors. Matthew Sullivan will be approached by the Board to see if he would like to remain on the Board. If he does not, Rachel Casillas will be approached. The Board will appoint one of the members to fill the current vacancy at their first Board meeting in January.

Adjourn 7:30 PM

T. Vanderbosch made the motion to adjourn and A Cardinal made the second. All in favor.