

**Record of Proceedings
Enclave at DTC Condominium Association
Board of Directors Meeting**

Monday, March 19, 2007

Approved

The regular meeting of the Board of Directors of the Enclave @ DTC Condominium Association was held at the clubhouse at 9202 E. Arbor Circle, Englewood, Colorado.

Call to Order

President Dan Anthone called the meeting to order at 7 PM. The following were present:

Dan Anthone, President

Erik Nilsen, Vice President

Tracy McGee, Weststar Manager

Jeanine Richmond, Secretary

Adam Marsh, Director at Large

Also present – Vanessa Gates, Pat Young, Faye Coulouris, Tricia Anthone, David Carver, and Sarah Martin

Open Forum

Vanessa Gates, owner of 9262L, and David Carver, representing Julie Martin, owner of 9262H was present with the tenant of 9262H, Sarah Martin. The parties were present to present information regarding noise issues between the two units to the Board. David stated that he has measured the decibel levels of Sarah's unit with a decibel meter. He stated it read 50 decibels with her door open, and feels the noise is not extreme. He feels that Sarah's door needs spring loaded stoppers, and that the noise levels could have been caused by Sarah's roommate who has moved out. Sarah complained that Vanessa slams doors. Vanessa was able to provide documentation stating that the noise level from Sarah's unit was extreme, and Pat Young was also able to substantiate the noise levels. Vanessa claims that there is loud partying and music going on frequently at Sarah's unit and that there is trash and cigarette butts thrown all over the ground underneath Sarah's balcony. Sarah claimed that the police claim all calls were unfounded but was unable to provide formal documentation of these claims.

On another issue, David Carver complained to the Board that they have never received a bill for the monthly assessments and feels the late fees should be waived. The Board stated that dues were not billed that is why coupon books were sent out. David stated they never received a coupon book. Tracy pointed out to him that they never had a proper mailing address for Julie Martin until recently and will mail out another set of coupons to the correct address.

The Board informed all parties that the information would be discussed, and they would be informed of the outcome in writing.

Minutes

A motion was made by Adam to approve the minutes of the February 19, 2007 meeting as amended. The motion was seconded by Erik. Motion carried.

Financial Report

It was reported that the association operating account had \$465.74 in it at the end of February 2007. The reserves at the end of February 2007 had \$8,037.49 in the money market and \$201,891.55 in investment CDs. Delinquency was at \$10,531.39, down from January by \$1,103.80. The Association expenditures were budgeted at \$19,387.00 and actual spent was \$24,382.86. Expenditures were over budget for the month of February 2007 by \$4,995.86

Manager Report

Tracy McGee reported on the following:

- The new building signs and monument signs are in progress. Tracy took digital photos of the existing photos before the meeting to e-mail to Fast Signs so that there would be no mistakes in the numbering.
- Jeanne Toro has been given the go ahead to start the by-laws update. She will begin those updates upon her return from surgery or her partner, Gary Tobey could begin making the changes.

Unfinished Business

- Paint proposals – the Board will need to meet with the individual vendors to discuss the paint bids hopefully in April to begin work in July.
- Asphalt proposals – Tracy will need to obtain new proposals. The proposals received were not apples to apples. The measurements were off by quite a bit. Tracy will have the new proposals for the April meeting.
- Need to get siding bids before the painting can begin.
- Tracy waiting for more information on the siding lawsuit in order to proceed with the bidding process.

New Business

- Clubhouse committee – Tricia Anthonie and Faye Coulouris presented a proposal to redecorate the clubhouse. The clubhouse committee would like to change the look of the main room in the clubhouse to make it more inviting. Some pieces of the existing furniture can be used in conjunction with the new furniture. They would also like to have the carpets cleaned and add some new artwork to the clubhouse. The total price for the redecorating should cost approximately \$2,500. Money has already been accrued in Reserves for the clubhouse. The Board decided to table the clubhouse improvements until the April meeting.
- Noise Issues 9262 H & L – The Board decided not to rescind the fines put in place to 9262 H for the noise violations. The Board did decide to waive late fees on the violation if the owner brings the account current.

Adjournment

There being no further business for discussion, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Tracy McGee, Weststar Management