

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

Monday, September 17, 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 7:07 PM. The following were present:

Dan Anthone,	President
Erik Nilsen,	Vice President
Michele Kunz,	Treasurer
Adam Marsh,	Director at Large
Tracy McGee,	Weststar Manager

Open Forum – Megan Oliver – owner of 9180-L was present to observe the meeting and voice concerns regarding the water damage in the stairwells and painting of the property. The Board briefly explained to her that the problems are being looked into by an engineering firm to find the most effective way to fix the problems.

Minutes – There were two omissions from the August 20, 2007 minutes. Michele and Jeanine were omitted from the roll call. That will be corrected. A motion was made by Adam and seconded by Erik to approve the August 20, 2007 meeting minutes as amended. Motion carried.

Financial Report – It was reported that the Association operating account had (\$3,177.25) at the end of July 2007. The reserves at the end of August 2007 had \$199,655.88. Delinquency at the end of August 2007 was \$7,997.54 down from July 2007 by \$364.76. The Association expenditures were budgeted at \$20,305.00 and actual spent was \$25,877.70. Expenditures are over budget for the year to date by \$22,507.25. The manager was instructed to either move \$8,000.00 from the Citywide account to operating or to reclassify the chimney repair from operating to reserves if it has not already been coded to reserves.

Unfinished Business

- By-law Update – has been approved at a previous Board meeting. The Board reviewed other recommendations from Jeanne Toro regarding the Rules and Regulations and Declarations. Erik will continue to work on reviewing the documents and forming a committee to work on that with him.
- 9212-K Hardwood floors – manager is to respond to the e-mail from the owner regarding their issues. The floors have not been approved by the Board, and the owner of the unit has never asked permission to install the floors.

New Business

- Environmental Design Snow contract and 2008 Maintenance contracts – a motion was made by Michele and seconded by Adam to approve both contracts for the 2007/2008 snow season and the 2008 landscape season. Motion carried.
- Environmental Design Backflow wrap proposal for \$100.00 – a motion was made by Michele and seconded by Erik to approve the backflow wrap bid for \$100.00. Motion carried.
- Environmental Design Rain Sensor Bid – tabled until spring 2008
- Environmental Design Backflow Enclosure Bid – Falch & Falch to bid
- Environmental Design 2008 Tree Care Proposal – tabled until proposal obtained from Swingle.
- Borne Engineering Multi Disciplined Services Proposal – tabled until further review by the Board.
- 9170-B Hardwood Floor Request – Per the declarations no unit owner shall be permitted to install hardwood floors or any other hard surface that might affect adjoining units by increasing noise or vibrations. The Board has denied the request to remain consistent with the Declarations. There have never been **approved** hardwood floors by the current Board or past Boards.
- 9160-B Satellite Dish Request – the request was approved by the Board. The Board will look into alternatives for dish placement in the future to try to limit the number of dishes on the property while accommodating dish requests

Adjournment - There being no further business for discussion, it was moved by Michele and seconded by Erik to adjourn the meeting. The motion carried. The meeting was adjourned at 9:11 p.m.

Respectfully submitted,
Tracy McGee, Weststar Management