

DRAKE LANDING CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING April 17, 2009

A regularly scheduled meeting of the Drake Landing Board of Directors convened Friday, April 17, 2009, at the office of Carlson, Carlson & Dunkelman in Frisco, CO. Directors present were Bren Davis, Ron Carlson and Tom Silengo. President, Gerry Hibbard presided over the meeting via teleconference. Present from Wildercrest (WPM) were Roxy Hall-HOA Liaison, Geovanni Hercules-Property Manager. The meeting was called to order at 3:47 P.M.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the February 9, 2009, meeting was approved as written.

MANAGEMENT REPORT

Property Issues:

- B12, Leak has been stopped. Owner will approve interior repairs after completion.
- Mr. Silengo requested WPM to research into a past vent/leak issue in B12.
- Mr. Hibbard would like to investigate holding the fireplace installer responsible for the damage to B12.
- Mr. Silengo reports that D6 is repaired.
- Window Cleaning Bids were presented. The Board requested more bids, i.e.: C and k Window cleaning.
- Hot Tubs reported in good repair. One cover needs replacing. WPM was asked to research repairing or replacing the cover.
- WPM was asked to coordinate the Spring Clean with Neils Lunceford. Contact Don Clark of Neils Lunceford at 970-468-0340 Ext 120 for coordination plans.
- Note to WPM Property Management to include all window wells and opening of vents during Spring Clean.
- WPM to obtain bids for re-attachment of loose rock on buildings.
- WPM to investigate concrete damage on property. Note specifically the walks between C&D buildings.
- Board will consider re-stripping of lot after spring clean up.
- Mr. Hercules reported that all bulbs have been replaced with compact.
- Building B stairwell needs some touch up stain according to Mr. Hercules.
- Violations since last meeting:
 - B19 filed a complaint for off leash dogs
 - One complaint regarding "Beware of Dog" signage.
 - E2 has complied with request to remove for sale by owner signage.

ROOF ISSUES

Turner Morris Roof Inspection and Report:

The Board asked for Mr. Silengo's response to the Turner Morris roof inspection report. Mr. Silengo reported that after meeting with Turner Morris and IRIS there is not an engineer that specializes in this type of roof nor can these companies guarantee that the repair will be absolute. Mr. Silengo will go ahead himself with the repairs and at his own expense with a repair plan that meets his satisfaction for the permanent result. The residents of A8 will have to be moved out of their unit during the repair. The plan to repair consists of the drywall being removed and all of the roof insulation being completely removed and then replaced with sprayed rigid foam insulation. The current roof vents will be blocked to prevent any moisture from entering above A8. Mr. Silengo reports this is the only acceptable solution. A8's repairs will begin this summer. Mr. Silengo approximates the repair's should take about three weeks. WPM was asked to coordinate the repair with the A8 residents and contractors.

Roof Snow Removal:

Mr. Silengo wants the Board to meet with Turner Morris before next winter for an exact plan on roof maintenance. This year's snow removal from certain areas on the roof has proved successful. This winter gives a blueprint as to which areas must be cleared.

FINANCIAL MATTERS

Balance Sheet:

The financials as of March 31, 2009 were briefly reviewed. Ms. Hall noted the Operating Account balance is \$10,217.22. The Reserve Account balance is \$15,143.25. The balance rose +\$2,000.00 since February 2009. The Reserve Account is unchanged from February 2009 with a balance of \$44,312.70. No borrowing from the Reserve Account was needed.

Delinquency Report:

There are no accounts in the 30-day or older column.

Painting Bids:

The painting bid was awarded to Allman Painting. The Board requested Mr. Hercules to check on the painters daily when the contract begins and through its completion. Mr. Hercules is to pay special attention to the quality of workmanship by the painters. Mr. Hibbard asked for confirmation from Mr. Silengo for the payment of the A8 invoice. The payment of this invoice will help defer the cost of the painting contract. Mr. Silengo agreed to pay the invoice before the contract begins on July 6, 2009.

OTHER MATTERS

Yoga Studio:

After discussion, the Board gave Tom Silengo their approval to rent commercial space to the Yoga Studio.

Next Meeting Date:

The Spring Walk-Through was re-scheduled for Wednesday, April 29, 2009 at 3:00 P.m.

ADJOURNMENT

The meeting adjourned at 4:51 P.M. and was followed by an Executive Session.

