

DRAKE LANDING CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING November 15, 2008

The Drake Landing Condominium Association Board of Directors met on Saturday, November 15, 2008, at the Wildernest Conference Center. Directors Gerry Hibbard, Bren Davis, Ron Carlson and Tom Silengo were in attendance. Barb Walter-Director of HOA's represented Wildernest Property Management. The meeting was called to order at 9:11 a.m.

Review of Meeting with Turner Morris Roofing

Mr. Silengo reviewed the November 13, 2008, meeting with Turner Morris Roofing to include the following points:

- Turner Morris did not deny their response time for removing snow from the roofs during the past two years was unacceptable.
- Turner Morris agreed that their slow response time may have caused damage to some of the roofs.
- Turner Morris feels strongly that doing no snow removal on the roofs will cause leaks.
- Mr. Silengo will meet on site with Turner Morris representatives this week to inspect all building roofs and discuss responsibility for each repair identified.

A roof leak history was provided to Turner Morris by WPM at the recent meeting but some unit reports of damage do not coincide with the WPM roof leak log or the TM history. The Board requested that WPM keep a unit log, as well as a chronological log, of all reported leaks this winter.

Following a lengthy discussion of the pros and cons of removing ice and snow from the roofs and seriously considering Turner Morris' strong recommendation to do such removal, Mr. Silengo suggested that the Board continue to do the removal. Turner Morris will be asked to provide a site-specific contract identifying the critical areas for removal on the Drake roofs and clarifying the terms of the monitoring aspect of the service.

Mr. Silengo asked for the Board's intention regarding the next step related to the "Letter of Notice" recently provided to him. The Board expressed that there is no need to pursue further action at this time against Mr. Silengo pursuant to an attorney's opinion letter; however, the Board asked for his assistance in resolving the potential continuing condensation and ventilation issues in units C2 and A8. Mr. Silengo reiterated that these particular issues are not related to a construction defect but could be the result of a design flaw. He will provide the architect's contact information to Mr. Carlson who will write a letter to the architect asking for help in resolving these problems.

DEVELOPER AUDIT

Per the Board's request, Mr. Silengo gave serious thought to the request to provide an audit per CCIOA (Colorado Common Interest Ownership Act). However, Mr. Silengo expressed that he sees nothing to be gained from such an audit, as he never handled any HOA funds. Mr. Carlson explained there is no legal recourse for failure to provide the audit and suggested that Mr. Silengo provide a letter for the HOA files explaining his position on the issue.

NEXT BOARD MEETING

The next meeting is scheduled for December 5, 2008, but it was decided to consider alternate meeting dates. Mr. Hibbard and Mr. Silengo will gather information on exterior staining to confirm pricing for the MMC and for discussion at the next meeting.

ADJOURNMENT

The meeting adjourned at 10:00 a.m. to the Continued Annual Meeting.