

Ym 11/8/7

Steve W, Nick J, Jake S.

Homeowners signed a roster.

Homeowner Concerns -

Chris H - power washing
- step - needs repairs
hanging

Amanda - 2620 S - Bikes hanging
of rails.
JP Finnish 719-649 8503 2620 C
roof

Call to Order: 6:14 p.m. - introductions -
minutes - motion to approve N. J. 2nd S.W. Carried
Financials - 9/30/17 - Acquire went over the averages
- motion to approve S.W. 2nd N. J. Carried.

Old Business -

Parting out.

Roofing work - 2620 C - get kids -
Jake - same roof - course was gutted & flashing -

New Business -

Security Cameras - Nick Johnson - vandalism ongoing issue -
- west side by mailboxes

- Amanda - license plate stolen from east back
parking lot. Personal plates in June - stolen tags
Steve has a picture where plates were in June.

- Cameras would be installed on upper building.
- working out logistics.

- students - Jeremy - tires slashed - personal acts
- Acquire more kids - add cameras to west end.

Three kids - Jake -
3 Companies - east side would pay 1/2 as long as
the nice side on their side -
South side - new construction.
- Paint kids.

Megan - fence on north side

- Nick - Challenged in last year. - Executive Session

2018 Budget -
motion to go into Executive Session - S.W. 2nd N. J. Carried
Executive Session.

Paul - Crystal Ball unit - no longer at service - may not
request any records, etc.
Have opportunity to dismiss lawsuit if

Executive Session adjourned 7:15

From: Nick Johnson nicktothej@yahoo.com
Subject: Meeting Minutes for 5/9/17
Date: Aug 23, 2017, 11:49:11 AM
To: Jacquie Schwindt jschwindt@coffeyllc.us

Villa Margaux Townhouses

Annual Meeting

May 9th, 2017

Location: Gust Elementary School

3440 W. Yale Ave. Denver, CO 80219

Meeting Time: 6:30pm

Persons in Attendance

Management and HOA Board Members: Jacquie Schwindt, Manager of Coffey and Associates; Jake Salazar, HOA Treasurer; Nicholas Johnson, HOA Secretary.

Homeowners: Amanda Silva, 2630 Unit H; 2630-L Crystal Bennett 2620-E; Patricia Vasquez of 2630-N, and her Spanish-speaking interpreter.

Other Parties Present: Attorney, Paul Danborn, legal representative of Villa Margaux HOA; Officer Nathan Beiriger, Denver Police Department; two tenants of 2630-B, Dorothy and Tina; three unidentified, non-homeowners accompanying Ms. Bennett.

Call to Order

- President Wells called meeting to order at 6:30pm.
 - Officer Beiriger explained his presence at the meeting, as a civil standby, to serve as protector of the peace.

Reports

- Ms. Schwindt reviewed financial reports for 2016, comparing itemized budget versus expenses. Secretary Johnson made a motion to approve 2016 financials, seconded by President Wells, and the motion was carried 3-to-1, with Ms. Bennett voting nay.

Old Business

- Meeting Minutes from 3/16/16 were approved unanimously.

New Business

- Mr. Danborn introduced proposed amendment to Article 1, Section 3 of bylaws: removal of the word, "residents," so that only homeowners are required to receive notification of homeowner meetings.
 - President Wells made a motion to approve amendment, and Secretary Johnson seconded.
 - Before the motion was put to a vote, Ms. Bennett spoke for 3 minutes, indicating that she believes the board cannot legally amend the bylaws, or articles of incorporation.
 - Mr. Danborn explained that the bylaws can be amended by a regular or special meeting, with a majority vote of members present.
 - The vote was carried by a margin of 7-to-1, including 4 proxy votes in the affirmative, and Ms. Bennett voting "no."
- Nominations and voting for Board Member:
 - Jake Salazar was unanimously re-elected as Treasurer.

Homeowner Concerns

- Homeowner Patricia Vasquez of 2630-N reported that her vehicle was broken into on 5/4/17. She inquired about the possibility of security cameras being installed.
 - President Wells asked if a police report had been recorded, which it had not at the time of the meeting.
 - Treasurer Salazar explained that the Board has received bids for security camera installation and is considering options.
 - President Wells explained the community rules for homeowners wishing to mount security cameras in their units.
- Ms. Bennett spoke for 3 minutes regarding her belief that proper notification was not given to residents about the annual meeting, her belief that the 9 governance policies should be provided at homeowner meetings, and her belief that the board of directors was not validly elected.
 - President Wells explained that board members present were validly elected in March of 2016.
 - Mr. Danborn explained that any documents can be obtained by

contacting the management company, and are not typically handed out at homeowner meetings.

- Ms. Vasquez reported drywall damage as a result of a roof leak. Secretary Johnson offered to follow up on the matter.

Adjourn

Secretary Johnson made the motion to adjourn; President Wells seconded. Meeting adjourned at 6:55pm.

Villa Margaux Townhouses

Homeowner Meeting

March 23rd, 2017

Location: Gust Elementary School

3440 W. Yale Ave. Denver, CO 80219

Meeting Time: 6:30pm

Persons in Attendance

Management and HOA Representatives: Jacquie Schwindt, Manager of Coffey and Associates; Steven Wells, President of HOA; Jake Salazar, Treasurer of HOA; Nicholas Johnson, Secretary of HOA.

Homeowners: Amanda Silva and Gabriel 2630 Unit H; Maria Villagomez, 2630-L; Crystal Bennett and Demetrius (**Last name?**) 2620-E; Oscar (**Last name?**), 2620-A; (**First names?**) Santiago, 2630-K.

Meeting Outline

- Homeowner Crystal Bennett prevented President Wells from calling the meeting to order, standing in front of the attendees and announcing that the standing Board of Directors was not validly elected, and that Coffey and Associates did not have a contract with the HOA. Ms. Bennett declared the meeting cancelled, and announced that she would be leading a community meeting instead. She spoke for 15 minutes, overriding numerous attempts on the part of management and Board members to tell her to please sit down so that the meeting could be called to order.
 - Meeting called to order at 6:45pm
- President Wells began by reading the Villa Margaux Code of Conduct for proper meeting decorum, indicating that further interruptions would not be tolerated. Mr. Wells continued that if any attendee interrupted the proceedings three times, the Board would be in its rights to give a verbal warning for each offense, and on the third offense, could ask the attendee to leave.

- Before being able to proceed with the meeting agenda, Ms. Bennett stood up again before the assembled meeting, making further accusations against Management and the Board, of money embezzlement and being illegitimately elected.
 - Secretary Johnson issued the first warning against Ms. Bennett, to sit down and stop interrupting the meeting.
 - Ms. Bennett would not sit down, and continued to level accusations against the Board of Directors and Management.
 - Secretary Johnson issued the second warning against Ms. Bennett, who sat down.
 - Homeowner Ms. Silva asked a question related to one of Ms. Bennett's accusations, why former Board President Dee Walker's signature was on so many HOA documents, and whether these signatures would remain, even when a new President had been appointed last year. Ms. Schwindt and Mr. Wells explained that Ms. Walker's name would remain on governing documents such as Articles of Incorporation and the Bylaws, but would not appear on newly drafted documents formed after her Presidency term expired.
- President Wells attempted to redirect the meeting back to the agenda at hand, but Ms. Bennett persisted that the meeting could not be held on the grounds that the Board was not validly elected and that Coffey and Associates was out of contract.
 - Secretary Johnson issued the final warning against Ms. Bennett, and asked her to leave. Ms. Bennett remained standing, refusing to leave the meeting, and repeated in her accusations.
- Deciding it would not be possible to conduct the meeting agenda due to Ms. Bennett's interruptions and refusal to leave, Secretary Johnson motioned to adjourn the meeting. The motion was seconded by Treasurer Salazar.

Meeting adjourned at 7:05pm.