

**VANCE TOWNHOME CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES**

Wednesday, November 6, 2019, 6:00 pm

Realty One, Inc.

1630 Carr St., Suite D, Lakewood, CO 80214

- 1. Call to Order:** 5:55 pm, Board members Neil McGinley, Karl Mathews, present with Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from August 7, 2019 were attached, approval by Neal, second by Karl.
- 3. Homeowners Forum:** Kate Kamerman, Joseph Delnero

Property Management Report:

- Financial Report – Forrest Scruggs went over the financials, and he presented the 2020 Budget for approval with no dues increase. Budget approved, Karl motioned, second by Neal, all in favor.

4. Open Issues:

On the North building, West end, the storage door knob doesn't catch, the dead bolt works. Not a big issue but the installing contractor should adjust as well as the South building door.

Gutters at 1371-1373 may have seams leaks.

5. New Business:

Need to order repair to the light fixture at the South building next to Vance, the fixture may need replaced. Previous work order placed with Radiant Lighting.

Neal said he thinks the boiler has air in the lines as there is a popping sound when it comes on. The Board authorized a service call.

- 6. Meeting Adjourned:** 6:30 pm, Neal motioned, second by Karl.

VANCE TOWNHOME CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
Wednesday, August 7, 2019 6:00pm
Realty One, Inc.
1630 Carr St., Suite D, Lakewood, CO 80214

- 1. Call to Order:** 6:00 pm, Board member Neil McGinley the only Board member present with Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from February 19, 2019 were attached, approval at next Board meeting.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
 - Financial Report – Forrest Scruggs talked with Neil about the financials and explained only one delinquent in dues and the Reserves were adequate.
- 5. Open Issues:**

On the North building, West end, the storage door knob doesn't catch, the dead bolt works.

Forrest reminded Neil to go to our web site for the attorney prepared Resolution for Bylaw changes.
- 6. New Business:**

Need to order repair to the light fixture at the South building next to Vance, the fixture may need replaced.
- 7. Meeting Adjourned:** 6:35 pm

VANCE STREET CONDOMINIUM ASSOCIATION

Annual Meeting Minutes

May 1, 2019

1630 Carr St., Suite D, Lakewood, CO 80214

6:00 PM

Call To Order: Meeting was called to order by Neil. Board members present were Lois Tate, Karl Mathews, and Neil McGinley.

Attendance: Five homeowners present, three proxies.

Minutes: The June 28, 2018 Minutes has previously been sent to the Board Members and were approved.

Proof of Mailing: Forrest certified that the notice of mailing was duly sent with proper 30 day notice for this meeting.

Financials; Forrest presented the financials and the Budget. The Current Year Budget was approved, motion by Neil, and seconded.

New Business: Elections- By acclamation, the Board will remain the same, Neil, Lois, and Karl.

Old Business: There were questions about the forms that were sent out to homeowners requesting opinions on making the community Declaration changed so that only adults at eighteen years and older would be allowed. Cody was concerned this might be considered discrimination. More discussion was needed on this from the attorney.

Elections; The Board will remain the same with Neil, Lois, and Karl.

Meeting Adjourned: 7:10 pm, motion by Neil, second by Lois.

VANCE TOWNHOME CONDOMINIUM ASSOCIATION
Board of Director's Meeting
February 19, 2019, 6:00pm
Realty One, Inc.
1630 Carr Street, Suite D
Lakewood, CO 80214

- 1. Call to Order:** 6:00pm, Present were Neil McGinty and Karl Mathews. Forrest Scruggs, Realty One, Inc. was also present.
- 2. Minutes:** No Meeting Minutes were available for the August 15, 2018 Board of Director's Meeting to approve.
- 3. Property Management Report:** Forrest Scruggs reviewed financials and Budget.
- 4. Open Issues:**
 - Boiler has a slamming sound intermittently but has been working okay.
- 5. New Business:**
 - North door – Steel door, dead bolt barely catches
 - Potholes in spring
- 6. Meeting Adjourned:** 6:30, Neil McGinty