

MINUTES

Capistrano Court HOA Annual Meeting 2017

The annual meeting of the Capistrano Court Home Owners Association was held August 22, 2017 at Mountair Christian Church, 1390 Benton Street, Lakewood, Colorado. Those in attendance were President Mike Slifka, Secretary Zora Darrow, Treasurer John Darrow, and Officer-at-large Maggie Collins; owners Debbie Darrow, Enrique Garcia, Samantha Hooper, and Andrea Slifka; tenants Ken and Nancy Eathorne; and Managing Agent Forrest Scruggs.

The meeting was called to order by President Slifka at 5:09 p.m. A quorum was present.

MSP to approve the minutes of the 2016 Annual Meeting as presented.

President Mike Slifka gave the President's report. The organizational documents have been updated and placed on the Realty One website. The roof has been replaced. Basement storage area clean-up is still pending. Realty One was contacted about leaky plumbing causing flooding in the east side basement.

Forrest had informed the HOA Board that their attorneys had said that changing the due date for HOA dues had not been properly done, rendering the "first version" of the "policy and procedures for collection of unpaid assessments" to be not in effect. MSP to approve the second version of the resolution of Capistrano Court Home Owners Association, Inc. regarding "policy and procedures for collection of unpaid assessments". This version keeps the due date as the 5th of each month, rather than changing it to the 1st.

Treasurer John Darrow gave the financial report. As of the end of July, we have a bank balance of \$14431.26. Excluding the roof repair and insurance covering that, expenses for the 15 months since May 1, 2016 came to approximately \$68000.

Managing Agent Scruggs gave his report. The HOA had previously fallen behind on its insurance payments, but former manager Frank Nieto had taken out a loan on its behalf to bring the insurance current. If that had not been done, insurance would not have covered the hail and wind damage to the roof.

Election of Officers: Two positions on the Board of Directors are up for election this year--that of John Darrow, and the vacancy created by the resignation of Keith Cross. The term of Maggie Collins continues until 2018, and the terms of Mike Slifka and Zora Darrow continue until 2019.

MSP to elect Samantha Hooper as Vice President and John Darrow as Treasurer.

Safety concerns were discussed. There was gunfire during a party held by the tenants in 6506

resulting in police being called. Manager Scruggs reported that Realty One had sent a letter to the owner of 6506 fining him for the disturbance. Suggestions for improved security included cameras and a security door to replace the courtyard gate.

The waste management company will be asked to move the dumpster to the Marshall Street side of the parking lot to cut down on its use by people from the Newland condos.

It was reported that the City of Lakewood has dug out the opening of the culvert under Marshall Street, which will improve drainage after rainstorms.

Ice and puddles continue to be a problem on the courtyard sidewalks. In the future they need to be replaced with sidewalks that are crowned.

The meeting adjourned at 6:00 p.m.

Respectfully submitted, Zora Darrow, Secretary