

**INDEPENDENCE SQUARE CONDOMINIUM
OWNER'S ASSOCIATION
BOARD MEETING MINUTES
July 9, 2018**

Call to Order: The meeting was called to order at 4:30pm.

Board members present were Jeanne Larson, Nancy Weiler, Laura Mack, who joined us during the walk through.

Approval of May 21, 2018 Board of Director's Minutes: Minutes of the May 21, 2018 meeting were approved.

Old Business

Shrub Removal

- We discussed the removal of the remaining juniper shrubs around the complex.
- Dubois Tree Services has given the HOA a listing of units that need shrub removal.
- Dubois Tree Service listed sucker trees and on fur that need to be removed with bid.
- Nancy Weiler made a motion to move forward with Dubois bid, seconded by Jeanne Larson.

Asphalt Repair

- The cracks in the asphalt will be repaired July 19, 2018
- Jeanne Larson will put notice on message board that all cars/trucks need to be off asphalt by 7:00am, July 19, 2018.

HOA Dues Payment

- There seems to be confusion about when first HOA dues payment was started. Several residents payed Realty One, Inc. twice or paid Maximum instead of Realty One, Inc. The Board is looking into this.

Next Meeting

- The August meeting has not been set, it may need to be cancelled. HOA Board will call, email or text with details.

Meeting adjourned

- 5:00p for annual walk through. Jeanne Larson has a list of items that need to be addressed.

**INDEPENDENCE SQUARE CONDOMINIUM
OWNER'S ASSOCIATION
BOARD MEETING MINUTES
May 21, 2018**

Call to Order: The meeting was called to order at 5:00pm.

Board members present were Jeanne Larson, Laura Mack, and Nancy Weiler. Forrest Scruggs from Realty One, Inc. was also present.

Approval of March 20, 2018 Board of Director's Minutes: Minutes of the March 20, 2018 meeting were approved with discussion of re-contacting Jim Black Construction with lingering questions. Confirmation of refund from Xcel Energy.

Old Business:

Asphalt Repair

- HOA has an estimated quote of \$2500.00.
- Quote from Rocky National Asphalt.
- Jeanne Larson motioned to except quote and begin ASAP.
- Nancy Weiler seconded motion.

Sprinklers

- HOA will keep Terry as our sprinkler person as of now.
- Terry needs to give HOA a quote for his services to fix the system.

Maximum Property Management

- The payment owed to Realty One, Inc. due to new business arrangement has been received.

Customer Balances

- The spread sheet showing resident balances needs to be divided into specific categories showing exactly what is owed or paid or credited.

Landscaping

- Realty One, Inc. has found us a new grounds company.
- Condominium Upkeep Company, Inc. \$345.00 per month.
- Forrest Scruggs will contact company to set a service date.
- Jeanne Larson motioned to accept this companies bid.
- Motion seconded by Laura Mack.

New Business:

Insurance

- Realty One, Inc. contacted our insurance company and corrected a default that had occurred.
- Realty One, Inc. will start negotiating for a better contract in November, 2018.

Regulations and Rules

- All residents will receive copy of up dated Regulations and Rules with next newsletter.
- Needed updates - No hot tubs -No swimming pools - No trampolines - No Air B & B's - explain Parking Limits - covered trash cans.
- Define "common areas".
- Due to increase expense residents will need to sweep their own drive ways and pick up trash.
- Ask Dana Counts to put Regulations and Rules on website to improve access.

Residents Requests

- Unit 4691 asking to have chain link fence replaced - privacy issue.
- Unit 4619 would like to install gutter covers.
- Unit 4653 would like the Juniper in front of her home removed.

Walk Through

- July 9, 2018 at 5:00 pm.
- Owners and residents will be notified on notice board and in newsletter.

Recycle

- Jeanne Larson will contact Alpine Trash to see if recycling is included in our contract and how much it is costing.

News Letter

- Newsletter will include reminders about - lids on trash cans in order to discourage animals in garbage and/or destructive behavior - signs on fences or buildings - pets – parking.
- Up dated Regulations and Rules.

Meeting adjourned.

Next meeting is July 9, 2018 at 4:30pm in Nancy Weiler's home.
Annual walk through will be after meeting.

HOA Meeting March 14, 2018

Meeting called to order 4:00 pm

Attending: Jeanne Larson, Nancy Weiler, Julie Berry filling in for Christy Schafer.

NEW BUSINESS

Julie will contact Pennington Elementary School to make arrangements for our Annual HOA meeting.

We will try for April 16 or 17.

We want to get updated emergency names and phone numbers from all residents.

We will also discuss many topics of interest.

FINANCIALS

Discussed Financial Report.

Julie will keep HOA informed and send letters as to the legal collection progress.

HOA gave permission to move forward with collection.

Next step will be to contact a Pera-legal.

Financials Approved

OLD BUSINESS

Towing of the white car on Independence St. with expired plates.

White Toyota car Lic. 757FYX

Julie will call City of Wheat Ridge to give notice and have

it towed at owners expense.

Jim Black Construction-

Christy/Maximum Property will contact Mr. Black with our concerns:

New Gutters have build up of ice over doors and down spouts.

There are several holes in new siding that were not repaired.

Are the gutters the same size and quality of materials(or better) as previous gutters.

Excell-

Julie will check our Excell billing -

It looks like the HOA was billed twice for the light pole, \$151.00.

Asphalt Repair-

The many cracks that have appeared in the asphalt need to be repaired when the weather is warmer.

Meeting adjourned at 5:00 pm

Next meeting will be the Annual meeting at Pennington Elementary.

HOA Minutes November

Meeting came to order 4:00 pm

Members attending: Jeanne, Ann, Nancy, Christy

Guest: Jennifer Martensen -

Ms Martensen explained how the new insurance policy would work if we chose her company.
This included a 1% to 2% buy back

OLD BUSINESS

Minutes approved-

Reviewed financials - discussed buy back and decided the HOA could not afford the offer.

Water bill on south side continues to be high -

We are 3K over in water costs due to the south side -

Butch will look further into the problem -

HOA will send a letter to residents concerning this issue -

Special Assessments - payments are still owed by a few residents -

Leans have been put on their properties -

NEW BUSINESS

Out Building - Guy and Diana need to paint their out building -

Ex Cell Energy needs to be contacted to schedule at time to trim trees on south of property -

Annual meeting will be in March - date and time will be announced

Next meeting will be at Jeanne's home for Christmas dinner at 4:00 pm

Meeting adjourned at 5:15 pm

HOA MEETING August 23, 2017 4:00pm

Members attending - Jeanne Larson, Ann Baker, Nancy Weifer, Christy Schafer

JIM BLACK CONSTRUCTION

Jim Black Construction representative, Dave, attended the meeting to answer any questions we had. Completion of the repairs will be six to eight weeks out. Plywood decking needed to be replaced on some roofs in order to complete a code roofing replacement. Not sure at this time how or if the insurance company will pay for this part of the repair. Residents will be asked to remove any roofing trash from their back yards and place in front for disposal. Dave left the meeting at five.

MINUTES

We read and approved the minutes for the last meeting.

FINANCIALS

Financials were discussed and approved.
We are not happy with the lawn care people - they are not doing their agreed services.

GATE LATCHES

Several residents are having trouble with the new gate latches opening and closing. We have our maintenance man Butch working to fix the latches and other minor fence repair.

WATER USAGE

The water usage on the south side is still high. Have reports of water running in yard and car washing - unit 4629 - will send them a letter. Unit 4657 may have a day care situation - lots of children noise - may be a source of high water usage. May need to send a letter.

BARKING DOGS

Unit 4669 has three small dogs - Neighbors have complained that the barking is very piercing - the dogs are out several times a day in the back yard. They bark constantly for 5 to 10 min each time they are out. A few times they are out 9:30 to 10 pm but bark only a few barks then are quiet. (my observation) In the morning the time is closer to 8 am.

Next meeting September 13 at 4:00 pm
Will chat about canceling October meeting.