

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION  
MINUTES OF ANNUAL MEETING FOR 2017 HELD ON  
January 24, 2018

President Cindy Shepherd called the meeting to order at 7:00 p.m. welcoming everyone. Cindy introduced our new owners, Adam and Kim Ibbison. All board members were present. Secretary, Jo Ann Van Trump, certified the proxies and had roll call of the units and informed them that the Proof of Notice of the meeting is on file. The units were represented as follows: 16 present, 2 represented by proxies, and 10 absent with no proxies.

Jo Ann Van Trump read the minutes from the January 19, 2017 Annual Meeting. George Van Trump moved to accept the minutes seconded by Pat Salvucci. Motion passed.

Maxine Foster read the Statement of Cash Receipts, Disbursements and Balances December 31, 2017 as Compared to Budget. Maxine broke this into three parts; the Checking Account Balance with an ending cash balance of \$24,810.91, The Money Market Account with an ending cash balance of \$71,714.55 and The Roofing Money Market with a \$0.00 ending cash balance. The total ending cash balance was \$96,525.46. George Van Trump moved to accept the treasurer's report as read seconded by Kathleen Apel. Motion passed.

### **2017 Overview**

Cindy Shepherd gave an overview of 2017 beginning with the large hail storm in May. Cindy explained that all building received new roofs and new gutters and asked that everyone watch the draining of the gutters to see if there needs to be any adjustments.

Cindy reported that there was one sewer pipe repair this year between 3555 and 3557 Marshal Street. The backup problem was caused by separating pipes.

Cindy reported that Arthur Castillo has been contracted to do some extensive tree pruning. The winter trimming has been finished. There will be more trimming in the spring.

Beverly Zeller will obtain bids to have the trees trimmed.

There was a new driveway poured at 6557 West 34<sup>th</sup> Avenue, a new partial driveway at 6520 West 34<sup>th</sup> Avenue and a sidewalk repair at 6512 West 34<sup>th</sup> Avenue. In 2018 3555 Marshall Street and 6505/6507 West 34<sup>th</sup> Avenue will get new driveways.

Since there have been some clogged sewer lines this past year, the Board is recommending that you have your sewer lined cleaned from the toilet closest to the sewer line. It is recommended having this done every 18 months if you have large trees in your front yard.

Cindy reminded everyone that they do need to carry loss assessment and liability insurance on their condo insurance. They should also have their policy reviewed periodically.

### **2018 Information**

Cindy Shepherd informed everyone that in 2018 the Declarations will be reviewed for clarity and to make sure that they are in compliance with the State of Colorado. Cindy welcomed anyone who would like to be on this committee. Also Vince Mangone, our long time State Farm Agent has retired. The board will be meeting with the new agent in the next few months.

### **Committee Reports**

#### **Painting**

At this time, the board has been unable to contract a new painter or handyman. Please let the board know of any recommendations that you may have.

### **Landscaping**

The HOA has a contract with ASAP Landscaping for snow removal.

### **Structural**

There are water shut-offs in all of the units. Residents need to check with the unit that is attached to theirs to see if one of the shut-offs is the main shut off. Please don't have the water shut off at the meter unless the board and your neighbor are notified.

### **Approval of Proposed Budget**

Maxine Foster read the Proposed Budget for 2018. Pat Salvucci moved to accept this budget seconded by George Van Trump. Motion passed.

Barb Politano will perform the 2017 audit of Marshall Park's books. Cindy Shepherd thanked Beverly Zeller for doing the Marshall Park audit for 2016. Beverly found all of the accounts to be in order.

### **Election of Directors**

Kathleen Apel presented a slate of three people willing to serve on the board for 2018 and the terms that they would take, Kim Ibbison, one-year term, Gary Best one-year term and Beverly Zeller three-year term. No one else was interested in serving on the board.

The new board for 2018 will be:

- Kim Tenure Ibbison – One-year term
- Gary Best – One-year term
- Beverly Zeller – Three-year term
- Cindy Shepherd - two years left on her three-year term
- Debbie Vaughan - one year left on her three-year term

Dennis Shepherd moved that Jo Ann Van Trump remain as secretary and Maxine Foster will be the treasurer seconded by George Van Trump. Motion passed.

### **Other Business**

There will be no homeowners' list distributed this year because of the new consent laws.

Marshall Park is receiving new trash and recycle receptacles from Waste Management. There are two sizes. There is a sheet on the front table to choose which sizes you would like. There is no information at this time as to the date the receptacles will be delivered.

The next board meeting will be held on February 22, 2018 at 7:00 p.m. at Beverly Zeller's at 6525 West 34<sup>th</sup> Avenue.

The meeting was adjourned at 8:25 p.m. as moved by George Van Trump and seconded by Barb Politano.

Respectively submitted,

Jo Ann Van Trump  
Secretary