

Villa Margaux Homeowners Association  
Board of Directors Meeting Minutes  
Thursday, October 24th, 2019 5:30pm  
1630 Carr St., Suite D  
Lakewood, CO 80214

1. Call to Order: 5:29pm, by Nick Johnson
2. Roll Call: Forrest Scruggs, President Realty One; Nick Johnson, HOA President; Jake Salazar, HOA Treasurer.
3. Approval of July 11th, 2019 Board of Director Minutes: Motion to approval made by Mr. Salazar, seconded by Ms. Silva.
4. Financial Reports
  - a. 4 homeowners currently in collections for non-payment of dues.
  - b. 2020 budget approved. Motion made by Mr. Salazar and seconded by Mr. Johnson.
5. Open Issues:
  - a. Concerns raised about the possibilities of a large cannabis-growing operation by one of the units on the 2620 side.
    - i. The possibility was raised that the HOA should require residents to disclose on their profile sheet that they have a grow operation and that they should be individually billed for higher water usage.
    - ii. One plant uses 6 gallons per day, amounting to 42 gallons per day for 6 plants (the legal limit allowed) amounts to 1,260 gallons per month.
      1. This may account for the much higher water bills on the 2620 side.
  - b. 2630-K: reports indicate there may be a welding operation being run out of the garage, with sightings approximately once per 3 weeks. This would violate the rule about no businesses being run out of any of the units.
    1. Board members to monitor situation and document any and all infractions.
  - c. Asphalt repairs lined up for October 31st, weather permitting.
  - d. Garage inspections to be scheduled by Realty One and carried out by Nick Johnson.
  - e. Deteriorating concrete on stairs throughout complex: HOA responsibility, as pointed out by Jake Salazar. HOA to potentially fix in spring.
  - f. Manhole cover area in west end of parking lot potentially sinking into ground and becoming dangerous.
  - g. Gutter cleaning: once or twice per year? Once per year should be sufficient, as determined by Mr. Salazar.
  - h. Parking availability: possible extra parking spots if mailboxes are relocated? Board members to evaluate.
6. Meeting adjourned at 7:01pm: motion made by Mr. Salazar, seconded by Mr. Johnson.

Villa Margaux Homeowners Association  
Board of Directors Meeting Minutes  
Thursday, July 11 2019, 6:00pm  
1630 Carr St., Suite D  
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1. Call to Order: 6:05pm, by Jake Salazar
2. Roll Call: Forrest Scruggs, President Realty One; Nick Johnson, HOA President; Jake Salazar, HOA Treasurer; Amanda Silva; HOA Secretary; Eve Johnson, homeowner of 2630-C.
3. Approval of January 10, 2019 Board of Director Minutes: Motion to approve made by Mr. Johnson, seconded by Ms. Silva.
4. Open Issues:
  - a. 2630-H, homeowner Silva: fence in back patio is falling down.
  - b. Vacant lot to the south of complex is overgrown. Mr. Johnson to report to city.
    - i. Vacant lot occupied by person in motorhome; questionable activity.
  - c. 2620-J, homeowner Wuulf: concerns raised about the strong smell of cannabis emanating from unit, with a theory that a grow operation is to blame for drastically higher water bills on the 2620 side. Realty One to schedule in-unit inspections.
  - d. 2620-F, homeowner Tompkins: still in collections for HOA dues.
    - i. Balance of over \$8,000 still owed.
  - e. Asphalt bid for repair of parking lots and driveways and pooling/flooding in front of 2620-A.
    - i. Mr. Scruggs to gather quotes for crack seal/seal coat, infrared patching.
  - f. 2630-J, homeowner Guzman: teenage boys spray painting in backyard. Ms. Silva to provide picture of vandalized property.
  - g. 2620-N, homeowner Washington: red truck belonging to homeowner (or visitor?), with vehicle owner engaging in verbal altercation with groundskeeper Mr. Salazar, refusing to abide by parking rules, in addition to barbecuing in parking lot.
    - i. 2630-N, homeowner Jaquez: tenant's truck parked in front of storage shed, blocking access.
  - h. Painting of fascia and soffit on all units: Mr. Johnson to obtain quote.
  - i. Stucco patches on 2630-H, 2630-D, 2620-G: Mr. Salazar to make repairs.
  - j. 2620-A, homeowner Tucker: residents parking 4 cars, with many people coming and going, and suspected dwelling space created out of garage.
    - i. Inspections to be scheduled by Realty One.
5. Meeting adjourned at 6:49pm: motion made by Mr. Johnson, seconded by Mr. Salazar.

## **EXHIBIT AVILLA MARGUAX MEETING MINUTES: 1/10/2019**

### **Call to Order**

6:12 p.m.

### **Roll Call**

Villa Marguax HOA Board Members: Jake Salazar, Treasurer; Nick Johnson, President; Amanda Silva, Secretary. Representation from Realty One Management; Forrest Scruggs, Owner.

### **Approval of August 9, 2018 Board of Director minutes**

- Minute's approval motioned by Johnson, Silva, and Salazar at 6:43 p.m.
- Review property management reports and financials for delinquent owners.

### **Open Issues**

- Discuss the increase water bill for the 2620 side.
- Government shut down causing payment issues.
- Tompkins demand for payment letter.
- Maria's payment plan for special assessment.
- Parking permit list for unit's
- Contact list for owners

### **New Buisness**

- Highest priorities are roof, asphalt parking lot resurfacing and east fence.
- Leaking roofs to be repaired 2630 F, E, H; 2620 C and possibly M.
- Jake Salazar to spray WD-40 on existing wasp nests at 2630-E.
- Nick Johnson going to the Post office to discuss vandalized mail box.
- Investigation into pit bulls on premises. Report to Animal control.
- Gate repair for Ms. Washington's unit.

### **Meeting Adjourned**

Salazar motioned, Johnson Second, Silva third. Adjourned at 7:16 p.m.