

VILLA MARGAUX HOMEOWNERS ASSOCIATION INC.
ANNUAL MEETING MINUTES
April 17, 2018

Call to Order: The meeting was called to order at 6:35 pm. by Steve Wells.

Roll Call: Steve Wells, Pat Weimert, Amanda Silva, Nick Johnson, Jake Salazar, Jeremiah Osheim and Forrest Scruggs, Realty One, Inc.

Approval of Minutes: The May 9, 2017 Annual Meeting Minutes were approved as amended.

Property Management Report:

- On Frie, Arnold \$650.00 explanation from Jackie Schwindt.
- CR Engel CPA not available next year. His license expired.
- Financials reviewed by Forrest Scruggs, Realty One, Inc.

Open Issues:

- Vasquez – follow up 2630 N on drywall damage. Jake Salazar to check.
- Special Assessment – Does there need to be a Special Meeting? Realty One, Inc. will research.
- Nick Johnson – Check water bills, difference between 20 and 30 sides of the complex.

New Business:

- Election of Officers – Nick Johnson nominated by Steve Wells for President. Amanda Silva, Secretary/Treasurer, seconded by Pat Weimert, all in favor.
- New owner – 2620 C. had roof inspection ABC Roofing at closing. Roofer looked at previous leaks. Will let Board know if roof leaks.

Adjournment: The meeting was adjourned at 7:20 p.m.

Villa Margaux Meeting Minutes: 2/9/18

Call to Order

6:44pm

Roll Call

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

Approval of 2017-2018 Board of Directors Minutes and 5/29/17 Meeting Minutes

- Minutes approval motioned by Johnson, seconded by Salazar.

Open Issues

- Unit owner Mr. Sanchez being taken to collections court, concerns about unit owner Mr. Lam being \$900 delinquent.
- Mr. Salazar pointed out the vague language of the snow removal policy in the rules and regulations. Mr. Salazar said he would operate the snow plow in driveways and main drive and by mailboxes. VM responsible for west sidewalk, fire lane, guest parking.

New Business

- Highest priorities are roof, asphalt parking lot resurfacing and east fence.
 - Asphalt resurfacing of parking lot can wait for a year, thanks to Mr. Salazar performing cold asphalt patches in the meantime. With regards to roofing, Mr. Scruggs says three roofs this year is affordable. Determining which roof to repair next is not certain.
 - Leaking roofs. 2630-F, 2630-E, 2620-M. Possibly leaking: 2620-C, 2630-H.
- Salazar to conduct water tests on the units in question, roofing contractor to be informed accordingly.
- East fencing. SDR Maintenance willing to offer discounted work during slower winter season.
- Trees on north and south sides of property to be removed by vacant lot owner and DHA, respectively.
- 2630-E: reports of fallen fence and wasp nest. Salazar to follow up.
- Ask One Stop Roofing to install pipe jacks on any vent pipes without covers.
- All units leaving out trash cans throughout the week. Salazar to make a list and inform Scruggs which units are violating policy.

Meeting Adjourned

Salazar motioned, Johnson seconded. Adjourned at 7:30pm.

Villa Margaux Homeowners Association, Inc.
C/O Realty One, Inc.
2620 & 2630 S Federal Blvd
Denver, CO 80219

RE: Minutes for Tuesday, May 29, 2018

Location: Harvey Park Recreation Center
2120 S Tennyson Way
Denver, CO 80219

1.	Call to Order:	6:44 pm
2.	Attendance:	Jake Salazar - 2620 Unit K & L N Amanda Silva - 2630 Unit H Lalo & Vanessa 2630 Unit B
3.	Homeowners forum:	<ol style="list-style-type: none">1. Couples of charges on the financials were brought up.<ul style="list-style-type: none">• One was the \$550 per month fee which I believe is the monthly management fee• \$711.50 Miscellaneous fee from Realty one - Forrest to look into2. Question about snow shoveling - HOA is responsible for common areas. The question for discussion and a change in the rules and regulations would be is, "who is responsible for the steps, the landing and in front of the garage". The other question was raised regarding the ice that mainly appears on the 2630 side. Although ice melt and sand is spread on that side, it melts and refreezes. One idea is to give that side buckets of ice melt to put on their stairs and ice as needed. We need to get the kind that won't deteriorate the stairs that bad as we cannot replace the stairs at this time we can only refurbish them.3. Special Assessment - Discussed the many issues why the special assessment is needed, i.e., Roofs, Asphalt, roof, Fencing, Painting, etc... mainly all the improvements or responsibilities of the HOA.
4.	Special assessment vote:	It passed
5.	Meeting adjourned:	7:17 pm
6.	Minutes taken by:	Jake Salazar, Treasurer

VILLA MARGAUX HOMEOWNERS ASSOCIATION INC.
BOARD MEETING MINUTES
February 8, 2018

Call to Order: The meeting was called to order at 6:40 pm.

- Received \$1399.62 Cash.
- Board Members present were Steve Wells, Nick Johnson and Jake Salazar.

Approval of Minutes of last Board of Director's Meeting: Nick Johnson will get the last meeting minutes.

Property Management Report:

- The Budget and Special Assessments for 2018 were discussed, Steve Wells motioned to approve, Nick Johnson seconded and all were in favor.
- Attorney payments – Nick Johnson to call
- Forrest reviewed special assessment plan. In letter included unexpected expenses of legal fees. Allow monthly payments of \$125.00 per month.
- Increase dues to \$215.00.
- Balance Summery Send demand now on delinquents. Nick Johnson made a motion, Steve Wells seconded and all were in favor.

Open Issues:

- Asphalt bids – seal coat, crack fill, striping.
- East fence repair – Nick Johnson made a motion, Jake Salazar seconded and all were in favor. Contact Jake Salazar.

New Business:

- Worker's Compensation – Yes, we will need to add to policy.
- Snow removal – Jake Salazar will continue, not shoveling stairs, check the rules to make sure not required.
- Parking permits – 2 per unit, who is registered, need our computer notices, send to Jake Salazar.

Meeting adjourned: 7:30 pm Jake Salazar moved to adjourn Nick Johnson seconded all were in favor.