

**GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES**

Wednesday, October 16, 2019, 7:00 pm

Meeting at

1630 Carr St., Suite D, Lakewood, CO 80214

1. Call to Order: 7:00 pm, Board members Elliot Smith, Bettie Roney, Lisa LeGarde and Forrest Scruggs of Realty One.

2. Minutes: Minutes from July 17, 2019 were approved, motion by Bettie, second by Lisa.

3. Homeowners Forum: None

4. Property Management Report:

- Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account. 10% of monthly dues is being deposited into the account. The 2020 Budget was presented with a \$10 monthly dues increase. The Budget was approved, motion by Bettie, second by Elliot.

5. Open Issues:

Bids are needed for some minor asphalt repairs in the north and south alleys.

The large cottonwood tree near 6950 still needs trimming but a bid is needed.

New Business:

Regarding 6970 A, Bob Wilson has agreed to bid on the inside painting since the floor has been raised by another contractor. However, there are drywall and floor repairs needed as well. Forrest has been searching for a contractor to bid on this work.

Asphalt patching needed in a few places in the alleyway.

Bob has installed motion lighting at 6950 for the dark alley area, seems to be working good and no complaints. He also is checking on the pricing of splash blocks for some of the downspouts from Home Depot.

Meeting Adjourned: 8:10 pm

GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION

BOARD MEETING MINUTES

Wednesday, July 17, 2019, 7:00 pm

Meeting at

1630 Carr St., Suite D, Lakewood, CO 80214

- 1. Call to Order:** 7:00 pm, Board members Elliot Smith, Bettie Roney, Lisa LeGarde and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from April 17, 2019 were approved, motion by Bettie, second by Lisa.
- 3. Homeowners Forum:** Homeowner from 6925 C was in attendance. She had concerns about painting the buildings and when they could be scheduled.

4. Property Management Report:

- Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account. 10% of monthly dues are being deposited into the account. However, Forrest explained the account was quite low and mortgage companies ask about the balance when there is a sale. If the account in their opinion is too low, they won't loan.

5. Open Issues:

Bids are needed for some minor asphalt repairs in the north and south alleys.

Colorado Roofing should check the gutters for cleaning.

The large cottonwood tree near 6950 needs trimming.

Forrest has contracted with Double A Security for card reader system at the pool. We have been told this would be installed this week.

6. New Business:

Regarding 6970 A, Bob Wilson has agreed to bid on the inside repairs since the floor has been raised by another contractor.

Trim painting on certain decks (by color) and stairs should again be addressed with Pro Tech Painting. Bob presented a sample of motion lights that will be tried in certain areas where needed.

Meeting Adjourned: 9:00 pm

**Glenridge Square Condominium Association
Board of Director's Meeting Minutes
April 17, 2019 7:00pm
Realty One, Inc.
1630 Carr Street, Suite D, Lakewood, CO 80214**

Call to Order: The meeting was called to order at 7:00pm.

Roll Call: Board members present were Elliott Smith, Lisa LeGarde and Bettie Roney; Forrest Scruggs from Realty One, Inc. was also present.

Minutes: Elliott Smith made a motion to approve the October 17, 2018 Board of Director's Minutes, Bettie Roney seconded, the minutes were approved.

Property Management Report:

- Financials: Forrest Scruggs reviewed the Financials.

Open Issues:

- Asphalt repairs, 6955-6990 alleyway broken up
- Downspout extensions – Bob Wilson to get us information
- 6905A - broken sewer pipe – Dig Boss has work order
- 6920A - backing into space, send letter
- Colorado Roofing clean gutters
- ProTech – bid on painting trim from hail damage, west side of Mariposa units
- Bid on vinyl retrofit for all buildings – Call Clyde, Window America
- Bid on split rail at corner of 6905
- Look into solar lights around pool area – Bob Wilson

Adjournment: The meeting was adjourned at 8:06pm.

**GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES**

**Wednesday, January 16, 2019 7:00pm
Perl Mac Community, Santa Fe Room
7125 Mariposa Street, Denver, CO 80221**

- 1. Call to Order:** 7:05pm, Quorum established.
- 2. Minutes:** Minutes of the January 17, 2018 Annual Meeting were approved, Elliot Smith made a motion to approve, Lisa LeGarde seconded, all were in favor.
- 3. Homeowners Forum:**
 - No shrub trimming this year
 - Clippings in the pool
 - 6925 tall light on 30ft pole, try Xcel again
 - Pro Tech - why two tone yellow, bid for buildings
- 4. Property Management Report:** Forrest Scruggs reviewed.
- 5. Open Issues:**
 - Lesa LeGarde - Cottonwood take down outside her unit 6950
 - 6910B outside cleanout for sewer clean
 - 6950 clean out twice a year
 - Dog Poop problem, general letter
- 6. New Business:**
 - New Sign for Pool
 - New gate for Pool
 - Pool Fence Repair
- 7. Meeting Adjourned:** 7:30pm