

**GLEN RIDGE SQUARE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
October 17, 2018**

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

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

The July 18, 2018 Board of Director's Minutes were approved.

Property Management Report:

- Financials: Forrest Scruggs reviewed the Financials.

Open Issues:

- Elliott Smith to prepare pie chart for expenses
- Bid tree trimming get done?
- Smoking issues when complaint comes in letter to be sent
- Asphalt repairs – Sunland approved – Send Notice to Board & to Elliott Smith for Posting.
- 6970 A – Dave's structure, truss broken, floor to be raised, Popp Construction has work order.

New Business:

- Some cars being worked on, Board to call when observed.
- Colorado Roofing in leaf cleanout for gutters, scheduled now.
- Re-painting – Spring project.

Meeting adjourned: 7:55

**GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
July 18, 2018**

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

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

The April 18, 2018 Board of Director's Minutes were approved.

Property Management Report:

- Financials: Forrest Scruggs review the Financials.

Open Issues:

- Aside from the 6955 B, Mariposa with the AC, all units are in compliance – Get ahold of owner and determine when it was done and get a copy of approval or fix.
- Roof damage on 6970 A, Navajo – Dave's number is not accepting calls
- Foundation inspection on 6970 A, Navajo late July (20th) – Friday at 11am, Rod Martins Foundation Construction – preventative maintenance with getting sealant on sidewalks by buildings
- Elliott Smith to make inventory of alley damage for pot holes and sealant around sidewalks and buildings.
- Pool keys – Realty One, Inc. will have spare keys, look into key tags

New Business:

- Smoking and idling in the alley impacts D & A Unit owners – Write Rule idea and send to Board of Directors and Realty One, Inc.
- Landscaping topics – Winter maintenance, lawn care/sprinklers, tree trimming – Approve tree trimming and send email
- Building painting – 2 tone for hail damaged buildings – get estimate
- HOA info newsletters – get reviewed by HIOA and by Realty One, Inc.
- HOA Bylaw review (e.g. security cameras, etc)
- D unit leaks in 3 buildings – 6990 fixed, others need to be notified. Is the HOA responsible for replacing the ceiling panels or the D unit owners? - Answer is D unit owners, put in newsletter to check for this.
- Get other meetings changed to start at 6:30pm
- John Steinmeier is in bad shape

Meeting adjourned:

GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
April 18, 2018

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

Roll Call: Board members present were Elliott Smith, Lisa Legard, Bettie Roney and Forrest Scruggs from Realty One, Inc. was also present.
There were two homeowners present, Dave Adams and LeRoy Hokr

Approval of October 18, 2017 Board of Director's Minutes: Approved with adjourn time.

Property Management Report:

- Financials: Forrest Scruggs review the Financials.

Open Issues:

- Asphalt damage in north and south alley, need to get repaired-estimate. Elliott Smith to follow-up with Forrest Scruggs, Realty One, Inc
- Renters notification of HOA policies – Pool key tags, Forrest Scruggs will notify owners to send tenants Rules and Regulations
- 6950A Sewer, need cleanout scheduled, set up Colorado Sewer annually, June 1 or July 1
- 6955C Satellite Dish Violation - Discussion, dish still there, need to determine if any repairs are needed. Colorado roofing to check while cleaning gutters. Forrest Scruggs to follow-up
- 6955B – Response, need to review in more detail
- 6955E – Dish was put on roof, Elliott Smith said not now
- 6910D – Response- Set up of remaining dish supports – Wilson Works will get a proposal
- 6920A - Begin fines if no response after next notice
- Elliott Smith – Structural problems where water is getting into crawl space. Need structural person to review, begin with 6970A and B. Forrest Scruggs to follow-up with company
- Sealant on sidewalks needs to be reviewed, (not just in front of building)
- Gutters to be cleaned twice a year, spring and fall - Colorado Roofing could do this.

New Business:

- Elliott Smith fixed his tub overflow in the wall
- Letter to "D" units about overflow valve problem
- Conrad issue is settled
- Bob Wilson – pothole by his unit, south alley
- 7970A – Call structural, Bobs Basement Repairs (Name)

- Dog waste
 - (1) Notification - potential to use take a bag leave a bag station
 - (2) Vendor Cost - increase \$10.00 HOA fee for dog owners
 - (3) Observe, if conditions improve over the summer
- Dish Mounts Bob Wilson to bid
- Painting review
- Rebar on jersey barriers was damaged, drains damaged as well during snow. Some need to be replaced.
- 6955 A Check for leaks
- Sprinklers on now
- Pool - Open Memorial Day
- No more ice slicer
- Several trees need to be trimmed - Wilson Works to give proposal on lower branches, on the pines that need it

Meeting adjourned: 8.20

Glenridge Square Condominium Association
Board of Directors Meeting

Wednesday, January 27, 2018

There are no meeting minutes for the January 27, 2018 Board of Directors Meeting.
The meeting was cancelled.

GLENRIDGE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

Wednesday, January 17, 2018, 7:00pm
Scott Carpenter School

1. Call to Order: Meeting was called to order by John Steinmeyer at 7:00pm.

2. Quorum: Board Members Lisa LeGarde, Bettie Roney and John Steinmeyer introduced themselves, a quorum was established.

3. Minutes: Minutes of January 18, 2017 Annual Meeting were approved, motion by John Steinmeyer, Bettie Roney second it and all were in favor.

Introduced Elliott Smith as president; Bettie Roney made a motion, Lisa Legard seconded.

4. Homeowners Forum:

- Dave Adams #6970A – leak into A unit from D unit, several have this problem on the Navajo side, inspector found sinking, ceilings separating.
- 6950 Navajo by the big cottonwood – need to schedule root cleanout from sewer.
- Sewer annual inspections - Colorado sewer setup regular.

5. Property Management Report:

- Financial Report provided by handout, no discussion.

6. Open Issues:

- 6920 D ran cable down side of building, dish not approved.
- 6920 C has loud garage door opener.

7. New Business:

- Organize inspection on D units for the overflows from tub.
- Dryer vents – Get bids for annual clean out.
- Privacy fences not allowed –One left, owner can take down, not sure what unit, it came from audience.

8. Meeting adjourned: Motion, Bettie Roney, seconded.