

**VANCE TOWNHOME CONDOMINIUM ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**TUESDAY, NOVEMBER 3, 2020, 6:00**  
**Conference Call**

- 1. Call to Order:** 6:05 pm, Board member Neil McGinley, Cody Jones, Karl Mathews, and Joseph DelNero Board members present, with Forrest Scruggs of Realty One.
  
- 2. Minutes:** Minutes from May 1, 2019 were attached, Minutes approved by Neil, second by Karl.
  
- 3. Homeowners Forum:** None
  
- 4. Property Management Report:**
  - Financial Report – Forrest Scruggs presented the financials. Forrest explained there were no major repairs except for one with a boiler problem.
  
- 5. Open Issues:**

There's a gutter leak in a couple of places on the south building and Forrest will have Ableman Gutters contact Neil to show him the problem.

Xcel Energy appeared to knock down a Xfinity cable that is hanging at the north building. Everything is still working but Forrest will attempt to contact Xcel.

Going to two days a week on trash pick up seems to have solved the overloading of the north dumpster.

The landscape company should be cleaning up the leafs within the next couple of weeks.
  
- 6. New Business:**

Elections: Neil nominated Joseph as president, he accepted and all were in favor. Neil will stay on as treasurer. Cody and Karl will remain as directors.
  
- 7. Meeting Adjourned:** 6:35 pm



**VANCE TOWNHOME CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES**

**Tuesday, August 4, 2020, 6:00 pm  
Conference Call**

- 1. Call to Order:** 6:05 pm, Board members Neil McGinley, Karl Mathews, and Joe DelNaro, Bill Geiss, with Forrest Scruggs of Realty One Management.
- 2. Minutes:** Minutes from February 18, 2020 were attached, motion by Neil for approval, Karl second.
- 3. Homeowners Forum:** Homeowner from 1397 was present.
- 4. Property Management Report:**

Financial Report – Forrest reviewed the financials and reported expense were mostly normal except for some boiler repairs. The Balance Summary on dues was current except for one unit.
- 5. Open Issues:**

It appears the problem with the waste company not picking up the north dumpster has been resolved.  
Comcast still has their cable onto the gutter on the North building, doesn't seem to be a problem. There is some loose wiring on the South building too.
- 6. New Business:**

The Ash trees may need to be looked at by an Arborist, especially if it's time for spraying/injecting.

Later this Fall, an Annual Meeting will be set up through Zoom.
- 7. Meeting Adjourned:** 6:35 pm



**VANCE TOWNHOME CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES**

**Tuesday, February 18, 2020, 6:00 pm**

**Realty One, Inc.**

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

- 1. Call to Order:** 6:05 pm, Board member Neil McGinley the only Board member present with Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from November 6, 2019 were attached, approval at next Board meeting.
- 3. Homeowners Forum:** Homeowners from 1375 and 1379 were present.
- 4. Property Management Report:**
  - Financial Report – Forrest Scruggs spoke about the year ending 2019 financials and the condition of the Reserve Account.
- 5. Open Issues:**

On the North building, West end, the storage door knob doesn't catch, the dead bolt works, South building storage door should be checked as well.
- 6. New Business:**

Need to repair light fixture at stairs on South building, it's just the base of the bulb.  
On the North building, Comcast has a large cable line hooked to the gutter, not sure this is a problem.
- 7. Meeting Adjourned:** 6:30 pm