

**VANCE TOWNHOME CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES**

Wednesday, November 6, 2019, 6:00 pm

Realty One, Inc.

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

- 1. Call to Order:** 5:55 pm, Board members Neil McGinley, Karl Mathews, present with Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from August 7, 2019 were attached, approval by Neal, second by Karl.
- 3. Homeowners Forum:** Kate Kamerman, Joseph Delnero

Property Management Report:

- Financial Report – Forrest Scruggs went over the financials, and he presented the 2020 Budget for approval with no dues increase. Budget approved, Karl motioned, second by Neal, all in favor.

4. Open Issues:

On the North building, West end, the storage door knob doesn't catch, the dead bolt works. Not a big issue but the installing contractor should adjust as well as the South building door.

Gutters at 1371-1373 may have seams leaks.

5. New Business:

Need to order repair to the light fixture at the South building next to Vance, the fixture may need replaced. Previous work order placed with Radiant Lighting.

Neal said he thinks the boiler has air in the lines as there is a popping sound when it comes on. The Board authorized a service call.

- 6. Meeting Adjourned:** 6:30 pm, Neal motioned, second by Karl.

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BOARD MEETING MINUTES
Wednesday, August 7, 2019 6:00pm
Realty One, Inc.
1630 Carr St., Suite D, Lakewood, CO 80214

- 1. Call to Order:** 6:00 pm, Board member Neil McGinley the only Board member present with Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from February 19, 2019 were attached, approval at next Board meeting.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
 - Financial Report – Forrest Scruggs talked with Neil about the financials and explained only one delinquent in dues and the Reserves were adequate.
- 5. Open Issues:**

On the North building, West end, the storage door knob doesn't catch, the dead bolt works.

Forrest reminded Neil to go to our web site for the attorney prepared Resolution for Bylaw changes.
- 6. New Business:**

Need to order repair to the light fixture at the South building next to Vance, the fixture may need replaced.
- 7. Meeting Adjourned:** 6:35 pm

VANCE TOWNHOME CONDOMINIUM ASSOCIATION
Board of Director's Meeting
February 19, 2019, 6:00pm
Realty One, Inc.
1630 Carr Street, Suite D
Lakewood, CO 80214

- 1. Call to Order:** 6:00pm, Present were Neil McGinty and Karl Mathews. Forrest Scruggs, Realty One, Inc. was also present.
- 2. Minutes:** No Meeting Minutes were available for the August 15, 2018 Board of Director's Meeting to approve.
- 3. Property Management Report:** Forrest Scruggs reviewed financials and Budget.
- 4. Open Issues:**
 - Boiler has a slamming sound intermittently but has been working okay.
- 5. New Business:**
 - North door – Steel door, dead bolt barely catches
 - Potholes in spring
- 6. Meeting Adjourned:** 6:30, Neil McGinty