

**ESTES SQUARE CONDOMINIUM ASSOCIATION INC**  
1315 ESTES STREET LAKEWOOD COLORADO 80215-1824



President – Yvonne Phil Lester  
Vice President – Tim/Sandy Vechazone  
Secretary/Treasurer – Marilyn Granberg

Member at Large—Lynn Pierce  
Member at Large---Evan Clemon  
Members at Large---Victor Sara Verbeck

**Minutes of the Board of Director's  
Estes Square Condominium Association  
April 27, 2018**

The Board of Directors meeting of Estes Square Homeowners Association was held on April 27, 2018 at Carrier Management's office.

**Call meeting to Order** – The meeting was called to order at 6:45 pm by Carrier Management

**Roll Call:**

**Board Members:** Tim/Sandy Vechazone, Marilyn Granberg, Yvonne Lester, and Lynn Pierce.  
**Management Company:** Debbie Carrier

**Meeting Minutes:** The minutes for April 13, 2017 and July 24, 2017 Annual Meeting and October 18, 2017 meeting were tabled for now.

**Financials:** The financials for October, November and December 2017 + January, February and March 2018 were approved on a motion made by Marilyn and seconded by Tim.

**Old Business:**

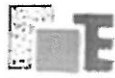
- a. Delinquent accounts—  
G-28 (Sanchez) owes \$3,329.50. Needs a payment plan letter sent to him NOW

**New Business:**

- a. Still working on May 8<sup>th</sup> hail claim bids for repair
- b. Creative Scapes employee used the wrong product on the lawn and has FRIED it. Let them know they must get fixed immediately!!!
- c. Still waiting for Jim Johnson to repair the spauling concrete by D-19
- d. Need to get the trees trimmed/removed on the south parking lot area + check out dead trees in front of the building.
- e.

**Adjournment:** The meeting was adjourned at 8:00pm. The next meeting will be the Annual Meeting (date to be determined) at St. Paul's Church at 10<sup>th</sup> & Garrison.

Respectfully submitted,  
Deborah A Carrier  
Property Manager for  
Estes Square Condo Association



**ESTES SQUARE CONDOMINIUM ASSOCIATION INC**  
1415 ESTES STREET LAKEWOOD COLORADO 80215-4824



President – Yvonne/Phil Lester  
Vice President – Tim/Sandy Vechazone  
Secretary/Treasurer – Marilyn Granberg

Member at Large—Lynn Pierce  
Member at Large---Evan Clemon  
Members at Large---Victor/Sara Verbeck

**Minutes of the ANNUAL Board of Director's  
Estes Square Condominium Association  
July 24, 2017**

The ANNUAL Board of Directors meeting of Estes Square Homeowners Association was held on July 24, 2017 at St Paul's Church, 9200 W. 10<sup>th</sup> Avenue.

**Call meeting to Order** – The meeting was called to order at 7:10 pm by Carrier Management

**Roll Call:**

**Board Members:** Marilyn Granberg, Tim and Sandy Vechazone, Lynn Pierce, Evan Clemon and Yvonne Lester.

**Management Company:** Debbie Carrier

5 owners were present and 2 owners were represented by proxy.

**Meeting Minutes:** The minutes from May 16, 2016 ANNUAL meeting were approved by a motion made by Marilyn and seconded by Yvonne. All approved.

**2017/2018 Budget:** Reviewed the 2017/2018 Budget --- upon a vote taken the 2017/2018 Budget was passed. HOA dues were not increased this coming year.

**Status of Board of Directors:** Nominations were taken from the floor and the following people were nominated to the Board with the following positions

Stephen Sanchez/Jaime Martinez	Co-Presidents
Lynn Pierce	Vice President
Evan Clema	Secretary
Yvonne/Phil Lester	Co-Treasurer
Tim/Sandy Vechazone	Members at Large
Marilyn Granberg	Member at Large
Sara/Victor Verbeck	Members at Large
John Paige	Member at Large

**OPEN FORUM CONCERNS**

- Front faucet leak E-25
- Need new snow removal company
- Lawn company needs to trim foliage covering the sidewalks, trim snow ball bush, and tree suckers out of bushes, dead tree in front
- North fence—call Lakewood Code Enforcement
- Need better lighting on North side of G-28
- Call insurance company to look at all roofs, gutters/downspouts and stucco from the May 8<sup>th</sup> hail storm
- Entry ceiling is bad again in front of B-8, coming from B-12
- Laundry window water damage, drywall peeling back
- F-23 gutter leak above front window



**ESTES SQUARE CONDOMINIUM ASSOCIATION INC**  
1414 ESTES STREET LAKEWOOD COLORADO 80215-4824



President – Yvonne/Phil Lester  
Vice President – Tim/Sandy Vechazone  
Secretary/Treasurer – Marilyn Granberg

Member at Large—Lynn Pierce  
Member at Large—Evan Clemon  
Members at Large---Victor/Sara Verbeck

**Minutes of the Board of Director's  
Estes Square Condominium Association  
October 18, 2017**

The Board of Directors meeting of Estes Square Homeowners Association was held on October 18, 2017 at Carrier Management's office.

**Call meeting to Order** – The meeting was called to order at 6:40 pm by Carrier Management

**Roll Call:**

**Board Members:** Tim/Sandy Vechazone, Marilyn Granberg, Yvonne Lester, Evan Clemon, and Lynn Pierce.

**Management Company:** Debbie Carrier

**Meeting Minutes:** The minutes for April 13, 2017 and July 24, 2017 Annual Meeting were tabled for now.

**Financials:** The financials for April, May, June, July, August and September 2017 were approved on a motion made by Marilyn and seconded by Tim.

**Old Business:**

**a. Delinquent accounts—**

G-28 (Sanchez) owes \$1,127.50. Being delinquent makes him ineligible for the board and since Jaime has also not attended it was voted that Yvonne/Phil Lester would be the new Co-Presidents.

**New Business:**

- a. May 8<sup>th</sup> hail claim---management asked for help on obtaining bids for repair
- b. Trash removal is now costing \$50/per unit/per month-----Ridiculous
- c. C-16 sold---new owners and B-11 is closing 10/30/17
- d. Email Bylaws and Dec's to all board members
- e. G-28 needs cleaned up---trashy all around outside
- f. Jim Johnson to do the snow removal for this coming season----but he still needs to repair the spauling concrete at D-19 walkway
- g. The bannisters and the wood walkway between Bldg's C&D need to be replaced---rotten
- h. Creative Scapes still has not picked up piles of stuff by Tim and Sandy's area

**Adjournment:** The meeting was adjourned at 8:00pm. The next meeting will be the Annual Meeting on July 24, 2017 at St. Paul's Church at 10<sup>th</sup> & Garrison.

Respectfully submitted,  
Deborah A Carrier  
Property Manager for  
Estes Square Condo Association

j. D-19 concrete walkway is spauling

**Adjournment:** The meeting was adjourned at 8:15pm. The next meeting will be October 18, 2017 at Carrier Mgmt office.



President – Yvonne/Phil Lester  
Vice President – Tim/Sandy Vechazone  
Secretary/Treasurer – Marilyn Granberg

Member at Large—Lynn Pierce  
Member at Large---Evan Clemon  
Members at Large---Victor/Sara Verbeck

**Minutes of the ANNUAL Board of Director's  
Estes Square Condominium Association  
July 24, 2017**

The ANNUAL Board of Directors meeting of Estes Square Homeowners Association was held on July 24, 2017 at St Paul's Church, 9200 W. 10<sup>th</sup> Avenue.

**Call meeting to Order** – The meeting was called to order at 7:10 pm by Carrier Management

**Roll Call:**

**Board Members:** Marilyn Granberg, Tim and Sandy Vechazone, Lynn Pierce, Evan Clemon and Yvonne Lester.

**Management Company:** Debbie Carrier

5 owners were present and 2 owners were represented by proxy.

**Meeting Minutes:** The minutes from May 16, 2016 ANNUAL meeting were approved by a motion made by Marilyn and seconded by Yvonne. All approved.

**2017/2018 Budget:** Reviewed the 2017/2018 Budget --- upon a vote taken the 2017/2018 Budget was passed. HOA dues were not increased this coming year.

**Status of Board of Directors:** Nominations were taken from the floor and the following people were nominated to the Board with the following positions

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**OPEN FORUM CONCERNS**

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- Entry ceiling is bad again in front of B-8, coming from B-12
- Laundry window water damage, drywall peeling back
- F-23 gutter leak above front window

j. D-19 concrete walkway is spauling

**Adjournment:** The meeting was adjourned at 8:15pm. The next meeting will be October 18, 2017 at Carrier Mgmt office.



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1315 ESTES STREET LAKEWOOD COLORADO 80215-4824



President – Yvonne/Phil Lester  
Vice President – Tim/Sandy Vechazone  
Secretary/Treasurer – Marilyn Granberg

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**Minutes of the Board of Director's  
Estes Square Condominium Association  
April 13, 2017**

The Board of Directors meeting of Estes Square Homeowners Association was held on April 13, 2017 at Carrier Management's office.

**Call meeting to Order** – The meeting was called to order at 7:10 pm by Carrier Management

**Roll Call:**

**Board Members:** Tim/Sandy Vechazone, Marilyn Granberg, Yvonne and Phil Lester, Evan Clemon, Victor Verbeck and Lynn Pierce.

**Management Company:** Debbie Carrier

**Meeting Minutes:** The minutes for October 27, 2016 and February 16, 2017 board meetings were reviewed and approved.

**Financials:** The financials for February and March 2017 were approved.

**Old Business:**

- a. Delinquent accounts—  
C-16 owes \$3,685.50, sent to attorney for collections

**New Business:**

- a. A-1 interior lights need to be turned off---they are on 24/7
- b. Email condo sale prices to all Board members
- c. Discussed establishing a Rental Amendment. Mgmt to email info to all board members and find out the cost from the attorney's.
- d. Trap door by B-8 gate is leaking from B-12 bathtub overflow again
- e. North fence by D bldg. needs repair---not ours---see if City of Lakewood can contact owners, we have tried to no avail
- f. The roof vent by B-12 is corroded and needs replaced
- g. A-2 not picking up dog poop and leaving cigarette butts all over
- h. Walk-thru after spring clean up by Crative Scapes---piles of stuff by Tim and Sandy's needs to be picked up

**Adjournment:** The meeting was adjourned at 8:00pm. The next meeting will be the Annual Meeting on July 24, 2017 at St. Paul's Church at 10<sup>th</sup> & Garrison.

Respectfully submitted,  
Deborah A Carrier  
Property Manager for  
Estes Square Condo Association