

Villa Margaux Homeowners Association, Inc.
 C/O Realty One, Inc.
 2620 & 2630 S Federal Blvd
 Denver, CO 80219

RE: Minutes for Tuesday, May 29, 2018

Location: Harvey Park Recreation Center
 2120 S Tennyson Way
 Denver, CO 80219

1.	Call to Order:	6:44 pm
2.	Attendance:	Jake Salazar - 2620 Unit K & L N Amanda Silva - 2630 Unit H Lalo & Vanessa 2630 Unit B
3.	Homeowners forum:	<ol style="list-style-type: none"> 1. Couples of charges on the financials were brought up. <ul style="list-style-type: none"> • One was the \$550 per month fee which I believe is the monthly management fee • \$711.50 Miscellaneous fee from Realty one - Forrest to look into 2. Question about snow shoveling - HOA is responsible for common areas. The question for discussion and a change in the rules and regulations would be is, "who is responsible for the steps, the landing and in front of the garage". The other question was raised regarding the ice that mainly appears on the 2630 side. Although ice melt and sand is spread on that side, it melts and refreezes. One idea is to give that side buckets of ice melt to put on their stairs and ice as needed. We need to get the kind that won't deteriorate the stairs that bad as we cannot replace the stairs at this time we can only refurbish them. 3. Special Assessment - Discussed the many issues why the special assessment is needed, i.e., Roofs, Asphalt, roof, Fencing, Painting, etc... mainly all the improvements or responsibilities of the HOA.
4.	Special assessment vote:	It passed
5.	Meeting adjourned:	7:17 pm
6.	Minutes taken by:	Jake Salazar, Treasurer

VILLA MARGAUX HOMEOWNERS ASSOCIATION INC.
BOARD MEETING MINUTES
February 8, 2018

Call to Order: The meeting was called to order at 6:40 pm.

- Received \$1399.62 Cash.
- Board Members present were Steve Wells, Nick Johnson and Jake Salazar.

Approval of Minutes of last Board of Director's Meeting: Nick Johnson will get the last meeting minutes.

Property Management Report:

- The Budget and Special Assessments for 2018 were discussed, Steve Wells motioned to approve, Nick Johnson seconded and all were in favor.
- Attorney payments – Nick Johnson to call.
- Forrest reviewed special assessment plan. In letter included unexpected expenses of legal fees. Allow monthly payments of \$125.00 per month.
- Increase dues to \$215.00.
- Balance Summery – Send demand now on delinquents. Nick Johnson made a motion, Steve Wells seconded and all were in favor.

Open Issues:

- Asphalt bids – seal coat, crack fill, striping.
- East fence repair – Nick Johnson made a motion, Jake Salazar seconded and all were in favor. Contact Jake Salazar.

New Business:

- Worker's Compensation – Yes, we will need to add to policy.
- Snow removal – Jake Salazar will continue, not shoveling stairs, check the rules to make sure not required.
- Parking permits – 2 per unit, who is registered, need our computer notices, send to Jake Salazar.

Meeting adjourned: 7:30 pm Jake Salazar moved to adjourn Nick Johnson seconded all were in favor.

VM 11/8/17

Steve W, Nick G, Jake S.

Homeowner signed a roster.

Homeowner Concerns -

Chris H - powerwashing
- step - needs repaired

Amanda - 2620 St - Bikes hanging
of rails.

⑧ Jeremiah 719-649 8523 2620 C
roof

Call to Order: 6:14 p.m. - introductions -
minutes - motion to approve N. J. 2nd of S.W. Council
Financials - 9/30/17 - Jacqui went over the arrears
- motion to approve S.W. 2nd of N. J. Council -

Old Business -

Partly cov.

Roofing bid - 2620 C - get bids -

Jake - some roofs - cause was gutted & flashing -

New Business -

Security Cameras - Nick Johnson - vandalism ongoing issue -
- west side by mailboxes

- Amanda - license plate stolen from east back
parking lot. Reserved plates in June - stolen tags
Steve had a picture where plates were in June.

- Cameras would be installed on upper building.
- working out logistics.

- accidents - Jeremy - tires slashed - personal acts

- Acquire more bids - add cameras to west end.

Fence bids - Jake -

3 Companies - east side would pay 1/2 as long as
the nice side on their side -

South side - new contractor.

- Paint bids.

Megan - fence on north side

- Nick - Challenges in last year. - Executive Session

2018 Budget -

motion to go into Executive Session - S.W. 2nd of N. J. Council
Executive Sessions -

Paul - Crystal sold unit - no legal owner - may not
request any records, etc.
Give opportunity to dismiss lawsuit if

Executive session adjourned 7:15

From: Nick Johnson nicktothej@yahoo.com
Subject: Meeting Minutes for 6/22/17
Date: Aug 23, 2017, 11:48:45 AM
To: Jacquie Schwindt jschwindt@coffeyllc.us

Villa Margaux Townhouses

Board of Directors Meeting

June 22nd, 2017

Meeting Start Time: 6pm

Location: College View Community Center Grounds
2525 S. Decatur St. Denver, CO 80219

Persons in Attendance

Management and HOA Board Members: Jacquie Schwindt, Manager of Coffey and Associates; Jake Salazar, HOA Treasurer; Nicholas Johnson, HOA Secretary.

Homeowners: Amanda Silva, 2630 Unit H; 2630-L Crystal Bennett 2620-E;
Other Parties Present: Officer Nathan Beiriger, Denver Police Department.

Call to Order

- Meeting called to order at 6pm.
- Before meeting could commence, homeowner Ms. Bennett demanded that the record reflect her objections to what she believes is an invalidly elected board of directors, and a management company that she believes is out of contract.

Minutes

- Meeting minutes for 1/25/17 approved unanimously.

Homeowner Concerns

- Ms. Bennett raised concerns about roof repairs, HOA legal fees paid to attorney Paul Danborn, and disruptive activities of tenants in 2630-G.
 - As per bylaws, Ms. Bennett was asked to please limit her speaking time to 3 minutes, however she continued speaking beyond the

allotted time, at which Secretary Johnson issued a warning that she would be asked to leave the meeting if she continued interfering with procedures.

- Ms. Silva inquired about the condition of the roofs at Villa Margaux, and about repair plans.
 - Secretary Johnson updated homeowners on the status of ongoing roof repairs, with problems being addressed as they are reported, and the first stage of repairs being to fix roof underlayment issues.

Reports

- Ms. Schwindt attempted to review first-quarter financials for 2017, however Ms. Bennett continued interrupting, with name-calling, accusations and personal insults directed primarily towards Ms. Schwindt.

Deciding it would not be possible to conduct the meeting agenda due to Ms. Bennett's interruptions and refusal to conform to codes of conduct, Secretary Johnson motioned to adjourn the meeting. The motion was seconded by Treasurer Salazar.

Meeting adjourned at 6:20pm.

Villa Margaux Annual Meeting - Re-scheduled from 7/22/17
5/9/17 Office Beiriger

Call to Order: 6:30 p.m.

Crystal Bennett refused to sign in on the sign in sheet.
Paul Harbour explained the guidelines to the attendees
stating only homeowners are allowed to vote.

Paul Harbour

Introduction

Minutes - Motion - S.W. 2nd N.G. Carried
Unanimous

Finance - Jacqui Schmitt

Motion to approve financials - N.G. 2nd S.W. Carried
Paul Harbour

Amendment to Bylaws - Art III - Sec. I -

Motion to amend - S.W. 2nd N.G. Carried

Ms. Bennett - misquoted Bylaws.

- cannot call this meeting

- cannot approve minutes

- " amend bylaws, covenants.

Nick asked Paul to explain why the meeting was
held.

Steve IIII

Paul - 2 11

Crystal - 10

Nick 1

2

Nominations -

Nick nominates Jake Blague - unanimously
Election results.

Homeowner Concerns -

May 4, Thursday - Patty Vesquez - 2430 S. Federal A
Broke into her car & stole - last meeting
we discuss security cameras - R we implementing
How long can we file a report - Officer Pruitt -
Crayton.

Crystal Bennett - 2 other h.o. stated they also
stated their vehicles were also taken.

Jake stated he has been checking - companies
are canceling

Security camera's are allowed inside but not
outside.

Nick stated he was sorry for breaking & would
goal security companies to follow up.

Patty - damage from roof leak - send someone needs to
Crystal Bennett - address - fix inside

- Don't not notify all residents -

- Quarter financials

- Unvocal Board -

Steve - elected March 16, 2016 -

③

Snow removal. Elid not shovel or plow.
Dick - new contract w/new company.

Motion to adjourn - N. J. 2nd s.w. carried
6:55 p.m.