



President – Nikki Plum  
Vice President – John Paige  
Secretary – Dorothea Martin

Treasurer – George Fillappatos  
Member at Large -- Pam Smith

**Special Meeting Minutes of the Board of Director's  
Estes Square Condominium Association  
October 26, 2020**

The Board of Directors Meeting of Estes Square Homeowners Association was held on October 26, 2020 via Zoom.

**Call meeting to Order** – The meeting was called to order at 6:30 pm by Debbie Carrier

**Roll Call:**

**Board Members:** John Paige, Pam Smith, George Fillappatos, Nikki Plum, and Dorothea Martin  
**Management Company:** Debbie Carrier

**Other owners present:**

**Dorothea please let me know these names so I can complete---thank you!!**

**Board Positions:** John motioned and Dorothea seconded that Nikki Plum be voted in as President. John Paige to stay on as Vice-President. George motioned and Nikki seconded that Dorothea be voted in as Secretary. Nikki motioned and John seconded that George be voted in as Treasurer. Pam Smith will become a Member at Large. It was unanimously approved so this is your new slate of officers.

**Budget and Special Assessment:** The Board has voted on a 20% dues increase and a \$1,000 special assessment to take effect January 1, 2021. The question was raised as to whether the Board has the right to approve the Budget and dues increase, along with a Special Assessment, without taking it to a vote of the membership. Management did not have a definitive answer and stated they would review the governing documents and get back to the Board on October 27<sup>th</sup>. If the Board has the authority to pass the Budget, dues increase and special assessment without a vote they unanimously approved doing so by a motion made by George and seconded by Nikki.

**E-26 plumbing issue:** Management to obtain a written bid from Mac Vik Plumbing for distribution to the Board and two more bids will be obtained prior to the contract being awarded.

**Adjournment:** The meeting was adjourned at 7:15pm. The next meeting date to be determined.

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



1315 ESTES STREET

ESTES SQUARE CONDOMINIUM ASSOCIATION INC

LAKWOOD COLORADO 80215-4824



President –

Vice President – John Paige

Secretary/Treasurer – Pam Smith

**Special Meeting Minutes of the Board of Director's  
Estes Square Condominium Association  
October 22, 2020**

The Board of Directors Special Meeting of Estes Square Homeowners Association was held on October 22, 2020 via Zoom.

**Call meeting to Order** – The meeting was called to order at 6:30 pm by Debbie Carrier

**Roll Call:**

**Board Members:** John Paige and Pam Smith.

**Management Company:** Debbie Carrier

**Other owners present/proxy:**

Marge Seubourn/Bill Hyde (A-3), Candice Shipp (A-4), John Paige (A-5), Diane Henrichs (A-6) by proxy, Blake and Clare Harmer (B-7), Marilyn Granberg (B-8) by proxy, Lynn Pierce (B-9), Nicole Holland-Plum (B-11), Pam Smith (B-12), Paula McCleary (C-13), Theresa Lumsden (C-15), George Filappatos (C-17), Terry Vechazone (D-19) by proxy, Jim and Rita Smith (D-20), Matthew Habegger (E-22), Marcia Walker (E-24), Monica & Mark Dymerski (E-25), and Dorothea Martin (E-27).

There were 3 board positions available. Management asked for nominations from the homeowners. Dorothea nominated George and Lynn, George nominated Nikki, and Theresa nominated Dorothea. With only 3 positions available Lynn decided she would not run for the Board but was very interested in being on a landscape committee.

Several homeowners asked for the nominees to give a little information about themselves before a vote was conducted. A motion was made by Bill and seconded by Paula that George, Nikki, and Dorothea be added as the new board members. It was unanimous.

Current Board Members:	John Paige	Pam Smith
	George Filappatos	Dorothea Martin
	Nikki Holland-Plum.	

**Adjournment:** The meeting was adjourned at 7:00pm. The next meeting will be held via zoom on Monday, October 26<sup>th</sup> at 6:30pm. George will provide everyone with the Zoom information so that anyone interested can attend. The meeting will be for the Board members to decide who is holding what position. The current plumbing issue in the "E" building will be discussed as well as increasing HOA dues and a possible special assessment.

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



President – Marilyn Granberg  
Vice President – John Paige  
Secretary/Treasurer – Pam Smith

Members at Large:  
Blake and Clare Harmer

**ANNUAL Meeting Minutes of the Board of Director's  
Estes Square Condominium Association  
October 1, 2020**

The Board of Directors ANNUAL Meeting of Estes Square Homeowners Association was held on October 1, 2020 via Zoom.

**Call meeting to Order** – The meeting was called to order at 6:30 pm by Debbie Carrier

**Roll Call:**

**Board Members:** Marilyn Granberg, John Paige and Blake and Clare Harmer  
**Management Company:** Debbie Carrier

**Other owners present/proxy:**

Marge Seubourn/Bill Hyde (A-3), Candice Shipp (A-4), John Paige (A-5), Diane Henrichs (A-6) by proxy, Blake and Clare Harmer (B-7), Marilyn Granberg (B-8), Lynn Pierce (B-9) by proxy, Nicole Holland-Plum (B-11), Pam Smith (B-12) by proxy, Paula McCleary (C-13), Carlos Gusman (C-14), Theresa Lumsden (C-15), George Filappatos (C-17), Janet Matzen (D-18), Terry Vechazone (D-19) by proxy, Jim and Rita Smith (D-20), Matthew Habegger (E-22), Marcia Walker (E-24), Monica & Mark Dymerski (E-25), and Dorothea Martin (E-27).

**Minutes:** There were no Annual Meeting minutes from 2019 as a meeting was not held.

**Welcome and introduction of all owners**

**Financials and 2021 Budget discussion:** Management and the board members gave some background information on the financial situation from the past year and a half as well as some in-site to current financial issues. There was Open Forum discussion from homeowners on both the proposed options for raising dues and any special assessments. It was decided that no financial decisions would be made at this time. The homeowners present wanted time to get together in the courtyard for further discussions over the next week. It was decided that a Facebook group be established where owners could talk freely amongst themselves.

**Status of Board of Directors:** Currently one board position is available.

**Adjournment:** The meeting was adjourned at 7:50pm with the understanding that there would be another meeting on October 22<sup>nd</sup> to vote for the vacant Board position and the financial status. George will provide everyone with the Zoom information so that anyone interested can attend.

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



President – Marilyn Granberg  
Vice President – John Paige

Secretary/Treasurer – Pam Smith  
Member at Large—Blake and Clare Harmer

**Minutes of the Board of Director's  
Estes Square Condominium Association  
June 25, 2020**

The Board of Directors meeting of Estes Square Homeowners Association was held on June 25, 2020 at Carrier Management's office.

**Call meeting to Order** – The meeting was called to order at 6:30 pm by Marilyn Granberg

**Roll Call:**

**Board Members:** Marilyn Granberg, John Paige, Blake and Clare Harmer, and Pam Smith.  
**Management Company:** Debbie Carrier

**Old Business:**

Met with Katie Leason from Altitude Community Law to discuss what options are available to us with regard to G-28 and foreclosure. Katie was kind enough to meet with us for FREE to go over our options. Altitude Law has been working this case for the last two years trying to collect the dues thru payment plans, the courts, garnishment and all other available means.

Altitude Law did an Owners and Encumbrances record to see if there was enough equity in the property that it would be worth us trying to foreclosure and then either rent or sale in the future. They did not feel there was. It would cost Estes Square over \$10,000 to foreclose. We do not have those kind of funds. We are still trying to find options to stop the bleeding and get some income from that property back into our community.

**Adjournment:** The meeting was adjourned at 7:30pm. The next meeting date to be determined at a later time.

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



President – Marilyn Granberg  
Vice President – John Paige

Secretary/Treasurer – Pam Smith  
Member at Large—Blake and Clare Harmer

**Minutes of the Board of Director's  
Estes Square Condominium Association  
June 18, 2020**

The Board of Directors meeting of Estes Square Homeowners Association was held on June 18, 2020 at Carrier Management's office.

**Call meeting to Order** – The meeting was called to order at 6:30 pm by Marilyn Granberg

**Roll Call:**

**Board Members:** Marilyn Granberg, John Paige, Blake and Clare Harmer, and Pam Smith.  
**Management Company:** Debbie Carrier

**Old Business:**

Discussed finances and see if we can raise HOA dues

Cancel Poop Scoop Service to try and save money and see if we can re-negotiate the trash contract

C-16 is it rented?? Management to find out

D-18 continuing disturbance issues and violations on going --- dogs running loose, taking over the common areas and making changes that have not been approved

Nick Johnson sold unit---invited Blake and Clare Harmer to take over that board position

John is painting the ballards (red) around the property

G-28 going to court – management to set up a meeting with the attorneys to see what our options are with foreclosing

Put together a Newsletter listing what expenses and accomplishments have been made over the last year, dues history, special assessment possibility, maintenance items still needing attention fences, rock areas carpentry/stucco

**Adjournment:** The meeting was adjourned at 8:00pm. The next meeting date to be determined at a later time.

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