## NEWPORT PLACE CONDOMINIUMS ASSOCIATION 2020 ANNUAL MEETING MINUTES: OCT. 22, 2020

BOARD MEMBERS PRESENT: Jennifer Hathaway, Sheryl McCallum,

Aaron Rognstad

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Sign-in available at management company

CPMG: Association Manager Lynda Reifman

Meeting called to order at 6:00 p.m. by Jennifer Hathaway.

Quorum of homeowners established through in-person attendance and proxies.

CPMG Project Coordinator Debra Vickrey provided an overview to the process and timeline leading up to a vote of the homeowners regarding the removal of the closed pool, the fence enclosure and the related mechanical equipment.

The pool is listed as a specific amenity in the Association's Declaration of Covenants. Removal of the pool requires a 67 percent homeowner vote which will be taken by written ballot. Prior to mailing of ballots, one or two information meetings will be scheduled in early 2020 for homeowners to understand the process for removal and to discuss uses for the area now occupied by the pool. Prior to scheduling information meetings, Debra will research removal options and costs, applicable City of Denver codes and meet with the Association's legal counsel for preparation of the ballot.

## 2019 Annual Meeting minutes:

A motion was made by Jennifer Hathaway, seconded by Katherine Mills, and passed unanimously, to approve the 2019 Annual Meeting minutes as written.

State of the Association Report: Board of Directors 2020 major projects:

- \*Tree removal and trimming throughout common areas.
- \*FHA re-certification achieved.
- \*Major underground line break in #118 repaired.
- \*Heat line replaced in ceilings of #112, #114, #115 and common breezeway. This project include asbestos abatement in these condominiums.
- \*Extension of bank loan.

Financial Report: 2021 budget presentation
As prepared by CPMG, the Association's balance sheet
at the end of September 2020 stated \$26,188.62 in the
operating account and \$150,412.31 in the reserve account.
The Board adopted the 2021 budget based on no increase in
monthly assessments with an allocated increase in utilities.
This budget was mailed to owners with the Annual Meeting notice
on Oct. 1, 2020, and presented at this Annual Meeting.

## Board Member Election:

Aaron Rognstad's term concluded at this Annual Meeting and he did not seek re-election. The Board and homeowners thanked him for this service to the community. Katherine Mills volunteered to serve on the Board. A motion was made by Don Zuchowski and seconded by Jennifer Hathaway, and passed unanimously, to elect Katherine Mills to a three-year term on the Board of Directors.

## Homeowner Topics:

- \*Condition of some decks and stairs
- \*Replacement of wood shake shingles on mansard roofs
- \*Maps placed in bulletin board and mailbox areas for delivery providers

Adjournment: 7:00 p.m.