NEWPORT PLACE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: SEPT. 26, 2019

BOARD MEMBERS PRESENT: Aaron Rognstad, Jennifer Hathaway,

Mike Smith (via telephone) BOARD MEMBERS ABSENT: None

HOMEOWNERS: Donald & Catherine Zuchowski

CONTRACTORS: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Jennifer Hathaway. Quorum of Board of Directors established.

Board of Directors meeting minutes:

A motion was made by Jennifer Hathaway, seconded by Aaron Rognstad, and passed unanimously, to approve the May 2, 2019, minutes as written.

Financial Statement:

The Board reviewed and accepted the August 2019 statement prepared by CPMG.

2020 Budget:

The Board reviewed the 2019 operating expenses and considered multiple options to maintain a balanced budget as required for continued FHA certification. The Board also based its decision to increase monthly assessments and utilities to continuing to allocate a portion of the monthly assessments to the Association's reserve account.

A motion was made by Jennifer Hathaway, seconded by Mike Smith, and passed unanimously, to adopt the 2020 budget based on a nine percent increase in monthly assessments and an increase in the utilities charges. The budget will be mailed to owners with the 2019 Annual Meeting notice.

Association Manager's Report: Lynda Reifman *The Board scheduled to 2019 Annual Meeting on Oct. 24th at CPMG. *A motion was made by Jennifer Hathaway, seconded by Aaron Rognstad, and passed unanimously, to accept CPMG's 2020 management agreement.

Board actions between meetings:

- *The Association's insurance was renewed.
- *The Association's fire extinguishers were inspected and serviced as necessary.
- *The Association passed the annual Denver Fire Department's inspection.

Board Topics:

- *Dogs off leash continue to be a problem. Violation notices are sent to condominium owners of identification is given to CPMG.
- *Lynda will contact Comcast again and request that exterior wires be strung in an orderly manner.
- *The Board agreed to include a discussion regarding removal of the closed pool on the 2019 Annual Meeting agenda.

Adjournment: 7:15 p.m.