

2017 Annual Meeting Minutes of The Penn Towers HOA

Community: Penn Towers Home Owners Association

Meeting: Annual Meeting

Date: Tuesday, November 21st 6:00 PM

Time: 5:45 p.m. check in

Location: ACCU Conference Room
2140 S Holly St
Denver, CO 80222

Purpose: To hold both the Annual and the 2018 Budget Ratification meeting

Registration 5:45 p.m.
Meeting Called to Order at 6:01 PM

- I. Roll Call
 - a. Present from the board were Jeannette Shea, Randy Fetzer, Lane Brink, Jeff Harms, and Jesse Caulkins.
 - b. Present from ACCU was Michael Satchell.
- II. Verification of Quorum
 - a. A total of 12 members were present by proxy, telephone, or in person.
- III. Proof of Notice of Meeting
- IV. Approve 2016 Budget Meeting Minutes
 - a. Lane motioned to approve the 2016 annual meeting minutes. Randy second and all else in favor.
- V. Budget Presentation
- VI. Budget Ratification
 - a. With no increase in dues for 2018 and no objections from the membership the 2018 budget was ratified

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VII. Election of Director

- a. Michael Gultieri was in attendance and confirmed interest in serving on the board
- b. The existing board discussed the option of increasing the board to six (6) members. Michael will be the only board member who resides at Penn Tower.
 - i. Jesse motioned to increase the number of directors to six (6). Jeff second and all else in favor.
- c. Michael was unanimously elected to the board
- d. Randy Fetzer was unanimously elected to the board for another term.
- e. Jeff Harms was unanimously elected to the board for another term.

VIII. Homeowner Open Forum

- a. Homeowner discussion items:
 - i. Send snow removal contact to Michael
 - ii. Check on location of ice melt buckets
 - iii. Continue with bid process on courtyard improvements
 - iv. Seek new elevator company contract proposals
 - v. Check on laundry income and ideas to improve

IX. Adjournment

- a. The 2017 annual meeting was adjourned at 7:07 PM