

Penn Towers Homeowners Association
Board of Directors Meeting Minutes
Zoom Meeting – 4:30 PM
February 16, 2021

Meeting called to order at 4:30 pm. by Jeffrey Harms

Board members present: Jeffrey Harms, Jeannette Shea and Alyssa Porter

Board members absent and excused: Chance Carlin and Michael Gualtieri

CPMG Staff: Mark Dougal, Association Manager CMCA, AMS.

Quorum of Board of Managers established. Minutes were taken and transcribed by Mark Dougal.

Homeowner Forum: There were no owners present.

Meeting Minutes: January 19, 2021

- On a motion duly made, seconded and unanimously carried it was resolved to approve the January 19, 2021 minutes as written.

President's Report: N/A

Association Managers' Report: Mark Dougal

- Mark Dougal gave an update on daily operations.

Old Business/Discussion Items:

- Jeff gave a brief update on the status of the replacement of the entry system. All doors are now working.

Contracts/New Business:

- On a motion duly made, seconded and unanimously carried it was resolved to approve the 2020 tax/audit bid from Weidner in the amount of \$2,200.
- The Board reviewed a hot water heater bid that was tabled.

Contract(s) Approved Between Meetings:

- Centric Elevator – Elevator closer - \$19,975

Financials:

- **Motion** to approve the January 2021 financials prepared by CPMG, was duly made, seconded and unanimously passed, subject to audit.
- **Motion** to approve charging back #401 the Front Range invoice to remove graffiti from the retaining wall in the amount of \$400 was duly made, seconded and unanimously carried.

Hearings:

Motion to access the following fines was made, seconded and passed unanimously. None

Correspondences: None

Executive Session: None

Adjournment: 4:55 p.m.

Next Meeting: March 16, 2021 – 4:30 PM – Zoom Meeting

Minutes approved:

Jeffrey Harms, President

Date