

# *STUDIO 80 CONODMINIUM ASSOCIATION*

**Board of Directors Meeting  
January 24, 2018  
Approved on March 28, 2018**

## **Call to Order**

The Studio 80 Condominium Association Board of Directors Meeting was held on Wednesday, January 24, 2018, at 6:00 p.m. at the H&R Block building on Illiff Ave in Aurora, CO. Board Members present included Irene Betin, Jackie Cote and Elaine DeVries. Kami Koca from Cherry Creek HOA Professionals was also present.

## **Homeowner Forum**

Homeowners introduced themselves.

## **Approval of Minutes**

The Board reviewed the minutes from the September 28, 2017 Board of Director's Meeting. *A motion was made by Irene Betin and seconded by Elaine DeVries to approve the minutes. The motion carried unanimously.*

## **Violations**

Violations were discussed.

## **Financial Overview**

The Board reviewed the December 2017 financials and Association's expenses YTD.

Expenses: As of December 31, 2017, year-to-date expenses of \$73,176.46 are unfavorable to budget by \$1,586.54. The breakdown by category is listed below:

- ❑ *Administrative expenses* are favorable to budget YTD by \$1,363.23.
- ❑ *Building Maintenance expenses* are unfavorable to the budget YTD by \$6,415.65.
- ❑ *Grounds Maintenance expenses* are favorable to budget YTD by \$6,336.28.
- ❑ *Utilities expenses* are favorable to budget YTD \$2,948.19.

Delinquencies: For the period ending on August 31, 2017 the delinquencies reflect a balance of \$5,448.58.

*A motion was made by Irene, seconded by Elaine to accept the December 2017 financials, subject to audit and review.*

**On a motion by Elaine and seconded by Irene the board approved sending delinquent accounts to SBWP.**

**Items Pending/Unfinished Business**

- ❑ **Leak in 104-** Updates on the recent common line leak. All parties should be whole.
- ❑ **SBWP Recommendations/Review-** Board discussed recommendations from attorney regarding delinquent accounts.
- ❑ **Parking/Commercial Vehicles-** Board discussed recent complaints about 1970 parking. On a motion by Irene and seconded by Elaine board approved reassigning 1970 202 to spot 36. Board will allow for the truck to remain in the lot as it is not classified as a “commercial vehicle” based on model and owner’s stated usage.
- ❑ **Maintenance Items/Maintenance Vendor-** Board discussed maintenance items around the community. Per recommendation, the board would like to try a new maintenance company.
- ❑ **Annual Education-** Board would like the annual information to be about special assessments.
- ❑ **Major Projects-** Board discussed and prioritized the list of major projects. 1980 Boiler, Audit, Sidewalks, Parking lots are the goals for 2018.
- ❑ **Welcome Packet-** Board discussed current welcome packet and made edits that Kami will implement.
- ❑ **Insurance-** Board reviewed proposals for insurance. Jackie mentioned that she would like to provide another quote. Kami will wait to sign proposal with Anderson Ban until the other quote is reviewed.
- ❑ **Landscaping-** Board reviewed landscaping proposals. Jackie would like to provide an additional proposal. Once that is reviewed, the board will make a decision.
- ❑ **Special Assessment-** Board would like to present a special assessment to replace the parking lots in all 3 buildings, do sidewalk work, and other items. However, a special meeting will need to be held to approve special assessment.
- ❑ **Newsletter-** Spring newsletter will go out. Items for the newsletter were discussed.

**Association New Business-**

**Downspout near 1960 #101 has not been reattached.**

**On a motion by Elaine and seconded by Irene the board approved unit 1980 102 to move to parking spot 45.**

**Board approved temporarily suspending violations for multiple cars in the lots at one time due to the numbers being difficult to read. This will remain in effect until this becomes a problem. Violations might be assessed as the board deems it fitting.**

**Kami to look into bulk chimney cleaning program.**

**Adjournment**

With no further Association business to discuss the meeting adjourned at 8:22 p.m.

*The next scheduled meeting is March 28, 2018.*