

Studio 80 Homeowners Association
Board of Directors Meeting Minutes
March 3, 2020
CPMG 2620 S Parker Rd
5:30 PM

Meeting was called to order at 5:30 pm by Elaine DeVries. The meeting was held at CPMG's Office.

Board members present: Jackie Cote, Elaine DeVries and Irene Betin

Board members absent and excused: None

Minutes taken and transcribed by: Mark Dougal, Association Manager CMCA, AMS

Contractors: None

Homeowner Forum: 2 homeowners in attendance.

Topics: Meeting signs, priority list, violations.

Guests: David Mayberry and Eric Watson from Caretaker Landscape were in attendance to discuss various issues with the Board. These issues included landscaping issues, snow removal issues, invoice questions and \$3,000 reimbursement from the City of Aurora.

Approval of Meeting Minutes:

- **Motion:** To approve the September 24, 2019 meeting minutes as written was made by Elaine DeVries, seconded by Jackie Cote, and passed unanimously.

Association Manager's Report: Mark Dougal

Mark provided update on daily operations

On a motion duly made, seconded and unanimously carried it was resolved to approve the following fines:

- 1960 #107 – 2nd notice – Screen on porch - \$50
- 1960 #207 – 2nd notice – Screen around deck and grill on deck - \$50
- 1980 #108 – 2nd notice – dog beds/items on patio - \$50

Business & Discussion Items:

- On a motion duly made, seconded and unanimously carried it was resolved to approve the annual calendar.
- Landscaping bids were reviewed and tabled until more bids were acquired for review.
- The Board discussed Caretaker Landscaping invoices as well as old invoices and chargebacks.
- The missing backflow preventer was discussed.
- The Board requested all combo locks codes be changed.
- The Board discussed the homeless issue behind the property and trespassing protection.
- Future mailbox replacement was discussed.
- The Board discussed violation issues and procedures.
- The Board requested an owner directory from CPMG.
- Auto pay invoices were discussed.
- A field survey of the property was discussed.
- ACC approvals was discussed.
- Draft minutes were discussed
- Meeting sign procedure was discussed
- Dog waste stations/bags procedure was discussed.
- Rule changes were discussed.
- Parking/towing was discussed.

Action outside of a Meeting: None

Financials/Legal:

- **Motion:** to approve the January 2020 financials prepared by CPMG subject to audit was made by Jackie Cote, seconded by Elaine DeVries and passed unanimously.

Review: No Accounts at the Attorney

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 8:45 p.m.

Executive Session: None

Next Meeting: May 5, 2020 – 5:30 PM – Zoom meeting due to Covid-19