

**Studio 80 Homeowners Association**  
Board of Directors Meeting Minutes  
May 5, 2020  
Zoom Meeting due to Covid-19  
5:30 PM

Meeting was called to order at 5:30 pm by Elaine DeVries.

**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

**Approval of Meeting Minutes:**

- **Motion:** To approve the March 3, 2020 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: None

**Financials/Legal:**

- **Motion:** to approve the March 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
- Motion:** to approve waiving \$50 in late fees for 1960 #204 was unanimously approved.

**Business & Discussion Items:**

- Mailboxes and installation, military discount Tree trimming project
- No trespassing signs installation/police trespass agreement/update from Jackie re: camps (Pg. 32)
- Roof vents completion
- Review bids from Precision Asphalt and Summit Property Services for sidewalk hazards
- \$3,000 fine vs. outstanding Caretaker invoices Comcast reimbursement of \$130.00
- Boiler revised shut off instructions completed
- City of Aurora Water - March bill
- Absolute Lawn Care - April tasks and back flow device installation/certification
- Spring gutter cleaning Priorities list update
- Parking rules update
- Other rules update to review
- Meeting signs posted - procedure
- Dog Waste bags - refill procedure
- Cottonwood trees north side Field Survey

**Action outside of a Meeting:**

- Absolute Lawncare landscape contract approved
- Absolute Lawncare backflow installation approved - \$2,990
- Academy Arborist 2 tree removal and trimming of dead branches

**Architectural:** None

**Correspondence:** None

**Hearings:** None

**Homeowner Forum:** 4 homeowners in attendance.

**Topics:** Delinquency letter, fines, violations.

**Adjournment:** 7:56 p.m.

**Executive Session:** None

**Next Meeting:** July 7, 2020 – 5:30 PM – Offices of CPMG with Zoom meeting option