

**RECORD OF PROCEEDINGS
1747 PEARL STREET HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 20, 2018

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held at Unit 207 in the building.

Call to Order

The meeting was called to order at 8:10 p.m. The following Directors were present:

Kinnick Wheaton:	Present	Susan Alires:	Absent	Tanya Sloma:	Absent
Justin Simmons:	Present	Cole Horton:	Absent		

Susan Alires gave her proxy vote to Justin Simmons

Roger Mitchell CPM, CAM was present representing Western States Property Services; the Management Company

Homeowner Forum/Correspondence – None at this time

Minutes

The minutes from January's meeting were approved as submitted.

Financials

The Board reviewed, discussed and approved the February's 2018 financials as submitted.

Manager Report

The Manager's Report was reviewed and is included with the meeting records.

Old Business

- **Lighting** – Included is a possible fixture for approximately \$60 per fixture. After review the Board decided to table this issue for future consideration
- **Possibly Changing the Declarations and/or Rules and Regulations** – The Board wanted to discuss with an attorney how to protect the Association from damage claims that are not reported in a timely manner to the Board. The Manager reported that the Attorney reported that the Declarations have a negligence clause that allows for the Board to limit their liability in such instances. The professional remediation contractor has to indicate that it could have been noticed sooner and mitigated if reported sooner.
- **Back Balconies** – 5280 has inspected the rest of the balconies and has not found any similar issues. After discussion the Board requested that the Manager get a cost to seal all of the balcony decks with units below them.
- **Painting** – Included are 2 bids; RLE for \$5,177.55 and Simplified Restoration for \$10,380.00. After discussion the Board approved the RLE Bid contingent upon a 1 year warranty and that it gets on his schedule as soon as the weather gets warmer.

New Business

- **Web Pass** – Justin indicated that he has subscribed to Web Pass for his internet connection and it seems to work really well. He also indicated that the HOA got in just under the wire. Now HOA's have to have 80 or more units to not have to pay a monthly fee.

Adjournment -- There being nothing further brought up for discussion; the meeting was adjourned at 8:00 pm. The Next meeting will be Tuesday May 15, 2018 at 7:00 pm