
VILLAROSSO

Residences at DTC West

MEETING MINUTES

**BOARD OF DIRECTORS
REGULAR BI-MONTHLY MEETING**

Tuesday, November 15, 2016 4:00pm

The regular bi-monthly meeting of the Board of Directors of VillaRosso Residences at DTC West Condominium Association was called to order at 4:05 PM on Tuesday, November 15, 2016, by Association President, Charles Kellogg.

The following Board Members Were Also Present:

Carl Sullivan, Vice President
Kathy Sabin, Secretary/Treasurer
Susan K, Member at Large
Susan Wirt, Member at Large

Rob Williams, Association Manager, was present.

Homeowners attending:

- Susan Landau
- Sherry Windfield
- Alvin and Margot Manuel
- Fred and Adrienne Cyran

Special Guest:

The Association's attorney Herrick K. Lidstone from the law firm Burns, Figa & Will, P.C. was present with his assistant Georgine

Homeowner Forum:

There were no speakers requesting the floor in the Homeowner Forum at this meeting.

Attorney Presentation

Herrick K. Lidstone updated the Board on the progress of the construction issue regarding the lot to the west and builder David Friedman's plans to construct a new building. A response to a letter the Board sent to Mr. Friedman's attorney has been received by Mr. Lidstone's office. Mr. Lidstone reviewed with the Board the reply and discussed certain strategies in response to the letter, and to decide on a date to meet with Mr. Friedman and his attorney that was workable for all parties.

Review of Minutes:

The minutes of the September 27, 2016 regular meeting were reviewed by the Board. Susan K. pointed out a typo in the minutes that needed to be corrected. Susan Wirt motioned to accept the minutes with the corrections made. The motion was seconded by Carl Sullivan and by unanimous affirmative vote of the remaining Board members, the motion was carried to approve the minutes of the last meeting.

Operating Reports

Rob presented the September and October 2016 Monthly Operating Reports for review by the Board. The Board looked over and discussed the various reports. It was observed that because of scheduling conflicts the CPA did not have time to provide his review of the reports. It was decided to table the Board's acceptance of the reports until the next meeting after the CPA could make his review.

Adoption of the 2017 Budget

The proposed budget for fiscal year 2017 was discussed by the Board. The board had no changes to propose for the budget. A motion to adopt the 2017 budget as presented was made by Susan K. and seconded by Carl Sullivan, and unanimously approved by the remaining members of the Board. The motion to adopt the budget for 2017 was carried.

Remodel Trash Chute

There is a proposal from Colorado Chute Company, Inc. to change the discharge configuration at the bottom of the trash chute to allow trash to drop straight down into the dumpster instead of hitting a 90° turn at the bottom, which has serious safety concerns for anybody in the trash room. Motion to accept this proposal was presented by Charles and seconded by Carl. The remaining members unanimously approved and the motion carried.

Unfinished Business Presented:

- **Dog Size Resolution:** Elina B. Gilbert, attorney with Hindman Sanchez returned some redline comments involving the dog weight resolution under review by the Board. Her comments were taken into consideration and some minor revisions to the resolution were made. As of this time the resolution is ready to be incorporated into the community's rules.
- **Limit on Number of Rental Units in the Community:** After reviewing the many details of implementing this type of amendment and not getting satisfactory response from the Association's current attorney, it was decided to seek the advice of an attorney who has more specific experience in this area of legal implementation.

- Researching and the reorganization of Reserve Fund investment strategy is under evaluation by Charles Kellogg.

New Business Presented:

No new business was presented at this meeting.

Motion to Adjourn:

There being no further business before the Board, it was motioned by Susan K to adjourn the meeting. The motion was seconded by Charles and the meeting was adjourned at 5:55pm.

Minutes transcribed by Rob Williams
Association Manager

The foregoing minutes were approved by the Board of Directors

on _____.

Secretary/Treasurer