

High Point Condominium Owners Association

Board Meeting

Wednesday, September 8, 2010

6:00 P.M.

Present: Board Members Dale Taylor, Ben Prensner, Ron Baumgart and Z&R Property Manager, Mike Mellinger. In addition, Homeowners Harry George, Carole Lesso and Sue Trujillo were present.

Board President, Dale Taylor, called the meeting to order.

The minutes of the July 14, 2010 meeting were reviewed and approved as written.

The meeting was opened up to homeowners in attendance to discuss concerns they had.

Harry George indicated that there are patios on Jonathan court that have house keeping problems and need to be addressed

Carole Lesso requested that more members be added to the board as covenants and finance committees, as well as representatives for McNichols Court and Jonathan Court. A motion was passed to put this on the agenda for the November, 2010 meeting.

Carole Lesso questioned who does the taxes for the association and who does the auditing. Mike Mellinger will get the information.

Sue Trujillo brought up issues with her deck, particularly with nails coming loose. Mike Mellinger will investigate.

Financials:

Carol le Lesso requested and explanation of the net income of (\$9071.83) shown on the Revenues and Expense Statement. This is the total year to date revenues minus year to date expenses. Year to date expenses includes a reserve allocation of \$5,704.00. Also, expenses are still showing bad debt from homeowners carried over from 2009. A question was raised regarding the write off of bad debt from 2009. Note: A motion was passed at the July 14, 2010 meeting to write off receivables for 6465 Jonathon Court as the property has been transferred to the Colorado Housing authority.

The issue of charges for lighting inspections vs. lighting repair was discussed as the cost of inspections along with redundant repair/replacement is getting high. A motion was passed to obtain additional bids for lighting repair.

Dale Taylor questioned the quality of Cheyenne Mountain Security's service. Property Manager, Mike Mellinger, will look into changing security companies.

Ben Prensner brought up concerns with the amount of sprinkler repair required and associated costs as it appears that Greener Grass may be causing damage during mowing and then charging to repair the sprinklers.

Discussions were held over a resident complaint over the use of power weed trimmers. It was the board's consensus that the use of weed trimmers is a necessity to providing lawn care and residents need to maintain a safe distance from any power equipment used on the property.

The meeting was adjourned at 8:16 P.M.

Respectfully Submitted

Ron Baumgart- Treasurer