

**The Shores Homeowners Association**  
**Board of Directors Regular Meeting Minutes**  
**October 9, 2018**

A regular meeting of the Board of Directors of The Shores Homeowners Association 1 was convened on October 9, 2018 at the Dam West Community Clubhouse located at 11700 E. Yale Way in Aurora, CO 80114.

**Call to Order** – Director Spence called the meeting to order at 6:00 p.m.

Members Present: Overton Spence, Sandy Floyd, Jill Kaye, Ray Hoffman, Dan Moler and Cole Tjepkes. Lisa Shaw was absent.

Roberta Selig, Weststar Management and Manny Enderle, Association Maintenance Manager.

**Maintenance Report** – Manny Enderle reported that he was ready for snow removal and would be removing the fences in front of the paths ahead of the next snow storm. He suggested adding a post in the middle of the path to prevent vehicles from accidentally driving down them when they're covered with snow.

**Review of Minutes** – A motion by Director Spence and Second by Director Tjepkes was made to approve the September 26, 2018 Board meeting minutes as presented. The motion passed unanimously.

**Financial Report** – The financial report for the period ending September 30, 2018 was not provided from Colorado Property Management Group.

**Unfinished Business**

- A. **Clubhouse Update** – Director Tjepkes reported that WDR provided a selection sheet for the finishes and suggested the committee set a time to meet to review and select the finishes.
- B. **Paint Bids** – The Board was presented with a bid from Homestead Painting for the next Paint Phase. Director Spence noted another bid had been requested from Vivax Painting and would like to table this item until that bid is received.
- C. **Fence Installation Violation Issue** – 3046 S. Macon Circle – Discussion was held regarding the unevenness of the fence pickets. A motion by Director Kay and Second by Director Floyd was made to send a letter to the owner to address the issue of uneven pickets. The motion to send a letter to the owner, failed by a vote of 4 to 2.

**New Business**

- A. **Front Range Security Services** – The Board was presented with patrol reports from Front Range Security Services. Manny Enderle noted that there has been no light report provided in over seven (7) months and that the daytime patrols consist of parking at the clubhouse for an undetermined amount of time with no patrols made throughout the community. Director Moler noted residents have had to call Front Range for a variety of reasons, most of which were associated with the pool and/or clubhouse. Director Floyd noted they were hired to close the clubhouse. Director Spence opened the floor for comments from owners present and the general consensus is that Front Range Security's services are no longer useful. A motion by Director Floyd and second by Director Spence was made to cancel Front Range Security Services. The motion

passed unanimously. Ms. Selig will send a 30-day cancellation notice via certified mail. The Board will look at re-instating security services once the clubhouse is complete.

- B. **Association General Legal Counsel** – The Board would like Ms. Selig to obtain proposals for the Association’s general legal counsel.
- C. **Richis Tree Service Quote** – The Board was presented with a proposal from Richis Tree Service to remove one dead tree and remove a large broken branch in the amount of \$2750.00. A motion and second was made to approve the proposal as presented; the motion passed unanimously.
- D. **Appointment to Clubhouse Committee** – A motion and second was made to appoint Manny Enderle to the Clubhouse Committee; the motion passed unanimously.
- E. **Funds Approval to Upgrade Maintenance Workshop** – This item has been tabled until the clubhouse has been finished.
- F. **Revised, Updated Parking Rules** – Director Floyd reported that the parking rules were being reviewed and updated. There are currently no guidelines in place to issue parking permits. Discussion regarding using a Booting Company for parking violators was brought forth. Owners present noted that this has been tried in the community before and there were a variety of issues with the program both good and bad. The Board would like Ms. Selig to request information for tow services. Manny Enderle noted a parking sticker program would be helpful.
- G. **Appointment to ACC Committee** – A motion and second was made to appoint Jill Kaye and Cole Tjepkes to the Architectural Change Committee – the motion passed unanimously.
- H. **Additional Items from the Board** – Director Spence noted that the Association could save \$900.00 per year if the Board Secretary or another Board member would be willing to take the meeting minutes. The Board would like Ms. Selig to research the cost of having a transcriber attend the meetings to take the minutes. This item has been tabled until additional information is obtained.

**Correspondence and Reports** - No correspondence or reports were provided.

**Homeowner’s Open Forum** – Twenty (20) homeowners were present and the following items were brought before the Board for discussion: Clubhouse interior finishes; clubhouse progress and clubhouse committee; on-line documents; sewer issues; exterior painting proposals, colors and planning; property lines; update on Association loan or increasing monthly HOA dues.

**Adjournment** - The Board, upon a motion duly made and seconded, and upon unanimous consent adjourned the meeting at 7:59 p.m.