

**The Shores Homeowners Association**  
**Board of Directors Regular Meeting Minutes**  
September 26, 2018

A regular meeting of the Board of Directors of The Shores Homeowners Association 1 was convened on September 26, 2018 at 6:00 p.m. 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 6:01 p.m.

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

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

**Maintenance Report** – Manny Enderle proposed an idea for adding additional parking areas in the community. He provided a map showing seven landscaped areas that could possibly be converted into additional guest parking. The Board would like Ms. Selig to work with Manny to obtain additional information and preliminary costs for this type of project. Manny reported there has been an increase in coyote activity in the community evidenced by the remains of possible pets found and encouraged owners to be careful when walking their dogs.

**Review of Minutes** – No minutes from the August 31, 2018 Board meeting were provided by CPMG.

**Financial Report** – Lisa Shaw reported there was a transitional gap between CPMG and Weststar Management, however the financials appear to be in order as of the end of July.

**Unfinished Business**

- A. Homeguard Roofing Bid – 2746 S. Kenton - A motion and second was made to accept the Homeguard Roofing Bid for the repairs at 2746 S. Kenton in the amount of \$5,211.92 (excluding permit cost est. \$300.00); 2942 S. Parker Ct., in the amount of \$6,045.16 (excluding permit cost est. \$300.00); and re-sloping of the rear gutter at 2865 S. Lansing for a subtotal of \$11,257.08. The motion passed unanimously.
- B. 2018-19 Keesen Landscape Snow Removal Quote – A motion and second was made to approve the 2018-19 Keesen Landscape Snow Removal Quote as presented. The motion passed unanimously.
- C. Clubhouse Steam Room – Director Spence reported WDR informed him that a repair was needed to the boiler for the steam room. This was not an item that would be covered under the clubhouse fire insurance claim and is estimated at approximately \$3,000.00. A motion and second was made to approve the repair to the boiler. The motion passed unanimously.

- D. Outstanding Payment to WDR – Lisa Shaw reported there was one check in the amount of \$5,500 to WDR that is being held until repair items can be verified. The check will be released once the work has been verified. Dan Moler and Cole Tjepkes will verify the work.
- E. Fence Violation – 3046 S. Macon Circle – Discussion ensued regarding the workmanship of the recent fence installation at 3046 S. Macon Circle. The matter of a possible violation and quality of work was discussed. No vote or action was taken on this item.

**New Business**

- A. Creation of The Shores Business Facebook Page – Director Shaw introduced Anastasia Iriguez who has volunteered to create and oversee The Shores official business Facebook page. Anastasia noted the page could be accessed by anyone even if they do not have a Facebook account. The page would be used to provide community announcements and offer another form of communication for owners. Director Kaye noted that another owner started a general Facebook page and suggests Anastasia reach out to them to combine efforts. A motion and second was made to form a Community Engagement Committee with Director Shaw heading the Committee and Anastasia Iriguez as the Moderator of the Facebook Page. The motion passed unanimously.
- B. Appointment to Open Board Position – A motion and second was made to appoint Dan Moler to the open position on the Board. The motion passed unanimously.

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

**Homeowner’s Open Forum** – Nineteen (19) homeowners were present and the following items were brought before the Board for discussion: Landscape issues; water leaks into garages; improved security in the neighborhood; financial transparency; additional forms of communications for those who don’t have or don’t use computers; signage announcing monthly Board meetings; retention agreement with WDR – is there one in place?; status of proposed \$2million dollar loan for deferred maintenance; upcoming annual meeting in February, 2019; additional information regarding Weststar; and compliments to the Board for their efforts in moving the business of the Association forward.

**Adjournment** - The Board, upon a motion duly made and seconded, and upon unanimous consent adjourned the meeting at 7:55 p.m.

Minutes Approved:

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Board President

Date