

# QUAILRIDGE TOWNHOME CONDOMINIUMS ASSOCIATION, INC.

## **ANNUAL MEETING OF THE MEMBERSHIP MAY 14, 2019 MINUTES**

### I. CALL TO ORDER/ESTABLISH QUORUM

The May 14, 2019 Annual Meeting of the Membership for Quailridge Townhome Condominium Association, Inc. was called to order at 6:35 pm in the Community Clubhouse located at 11157 West 17<sup>th</sup> Avenue, Lakewood, CO. Board members present were Angie Beiderbecke, Kathy Jensen, David Karsen, Beth Meier, and Barbara Mahoney. Jean Ronald, AMS, CAM was present representing Weststar Management Corp.

Per the Association's documents, the presence of thirty percent (30%), thirty-four (34) of the members eligible to vote in person or via proxy constitutes a quorum. Forty-seven (47) units were represented, thirty-five (35) units were represented in person and twelve (12) were represented by proxy, and therefore a quorum was attained.

### II. PROOF OF NOTICE – For the records it was stated that the Annual Meeting notice was sent US Postal Service first class mail on April 18, 2019. All those present acknowledged receipt of the Annual Meeting notice.

### III. INTRODUCTIONS

Board members present were introduced. Homeowners present were asked to introduce themselves, and give their address. A quick quiz followed with trivia questions on Quailridge with seven \$10 gift cards presented for correct answers.

### IV. APPROVAL OF 2018 ANNUAL MEETING MINUTES

A motion was made and seconded to waive the reading and approve the May 08, 2018 Annual Meeting Minutes as presented for the records. All those present voted in favor and the motion passed. A copy the 2018 Annual Meeting Minutes will be posted to the Association's website.

### V. OFFICER REPORTS

Past – Beth Meier took the floor to summarize some of the past major accomplishments: 1. Tree Trimming, 2. Tennis Court Resurface, 3. Pool Storage Shed Repairs, 4. Added gutter System over Balcony Feature, 5. Complete Balcony Phased Project, 6. Pool Table Replacement of Pockets, 7. Concrete Repairs to Sidewalks & Curbs, 8. Clubhouse Interior – Replacement of Blinds/Paint – Comcast, 9. New Security Camera System, 10. Pool and Tennis Court Entry System – Fobs, 11. Backflow Pressure Reduction Valve Installation per Consolidated Water, 12. Reserve Study Updated following Insurance Claim, 13. Insurance Calim Complete Received and paid out funds (\$1,250,000.00).

Present – 1. The presentation continued with present projects scheduled: 1. Tennis court resurface and paint, 2. White striping of asphalt, 3. Additional balcony repairs, 4. Concrete work, and 4. Removal of graffiti.

Master Insurance Renewal – Beth Meier announced that the May 2018 Master Insurance Renewal with Travelers Insurance now carries a 5% Wind and Hail deductible on a higher property value for Quailridge Townhome Condominiums, now at \$18,620,326.00, bringing the deductible amount to \$931,016.30. All owners will want to ensure that their policies will cover a loss assessment in the case of another wind and hail event.

Financials – Angie Beiderbecke presented end of the year April 30, 2018 Operating and Reserve comparisons alongside the year ended numbers for April 30, 2017.

- VI. ELECTION OF ONE DIRECTOR – Currently the Board is comprised of five Board members and at this election there is one, three year term expiring. The position held by Barbara Mahoney is expiring. Barbara Mahoney has expressed a desire to be return to the Board is no other unit owner is nominated. Nominations were opened from the floor. There being no nominations a motion was made to close the floor. The Board will discuss the open position at the upcoming Board Meeting. The two, three year positions held by Kathy Jensen, and David Karsen expire May of 2021. The two, three year term positions held by Beth Meier and Angie Beiderbecke will expire in May of 2020.
- VII. OWNER FORUM – Owners present brought forward questions and concerns relating to tennis court repairs, and parking. Pet and trash violations were discussed. Those present thanked the Board of Directors and Management for all the work this past year.
- VIII. EDUCATION – The education presentation was focused HO6 Insurance and the need for all owners to obtain Loss Assessment insurance coverage. In addition it was explained that smoke alarms have a life expectancy of 10 years and owners are recommended to remove and replace the old equipment. A general letter will be sent to owners informing all of the need to update their loss assessment endorsement according to the renewed master policy now with a 5% wind and hail deductible.
- IX. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 7:35 pm.