

SOUTH PEARL COMMONS
CONDOMINIUM OWNERS ASSOCIATION, INC.

2019 ANNUAL MEETING OF THE MEMBERSHIP
MARCH 5, 2019
MINUTES

- I. CALL TO ORDER/ROLL CALL/ESTABLISH QUORUM
The Annual Meeting of the Membership of the South Pearl Commons Condominium Association was called to order at 6:30 pm at the Washington Park Chapel, 10001 South Pearl Street, Denver, CO 80209. Board members present were Tracy Lang, Phyllis Wan and Peter Dinneen.. Jean Ronald, CAM was present representing Weststar Management, Corp.
A quorum was established with eleven (11) units represented in person and no proxies.
- II. PROOF OF NOTICE OF MEETING
Proof of notice of the mailing February 7, 2019 was acknowledged by all present.
- III. INTRODUCTIONS
Board members present were introduced and all those present introduced themselves and gave their unit number.
- IV. APPROVAL OF 2018 ANNUAL MEETING MINUTES
A was made to waive the reading and approve the April 4, 2018 Annual Meeting Minutes. The motion was seconded and all members present voted in favor passing the motion. This set of minutes will be posted on the Association's website.
- V. REPORT ON ASSOCIATION
Board Members reported on plumbing issues, noting that there are two specific issues occurring. The first being the water supply line to the boiler that provides heat for the building. Over the years portions of these 1958 plumbing lines in the concrete flooring have been replaced however there remain unknown corroded pipes that may need to be repaired/replaced. The second issue occurring from time to time is leaks in the hot water copper supply lines to the garden level due to pin holes leaks. The Board reported on the meetings with Quality First Plumbing and information gathered on the evasive and least evasive strategies. Further investigation continues in order to find a feasible solution for the betterment of the building.
- VI. ELECTION OF DIRECTORS
It was noted that all Board members serve one year terms and the Bylaws that the executive Board shall consist of three unit owners. Peter Dinneen, Tracy Lang and Phyllis Wan all expressed a desire to be re-elected. The floor was opened for further nominations. There being no further nominations, a motion was made and seconded to close the floor for nominations. A motion was made by owner Neal Hutchinson and seconded by Janet Spradley to elect Peter Dinneen, Tracy Lang and Phyllis Wan by acclamation to serve a one year term to expire March of 2020. All those present were in favor.

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VII. OWNER FORUM/EDUCATION

The importance of individual HO6 Insurance was reviewed with all present noting that owners should check with their insurance agent regarding loss assessment coverage and loss of use coverage.

VIII. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:10 pm.