

Meeting Minutes for Forest Park Estates Condominium Association, Inc.

Meeting Type	Board
Meeting Date	05/05/2017
Location	Lakewood Library: 10200 W 20th Avenue Lakewood, CO 80215
Attendees	Emily Bevington Eli White Shane Coffey Andrew Valentine Andrea Sowell Anna Schafer Ashley Hammond Carol Jackson Elizabeth Lunoe Tiffani Willis, CMCA, CAM of Zeato Property Management
Called To Order	6:00 pm
Minutes Approval	Minutes of the prior meeting were read and accepted as submitted.
Treasurer's Report	Financials of the Association were accepted as follows: Cash Operating \$28,604.49 Cash Reserve \$ 22,727.40 Accounts Receivable \$ 62,465.29 Accounts Payable \$ 13,035.00 Delinquent Payment plans were reviewed and tabled for a subsequent meeting. The Board voted unanimously to waive all late fees, but continue charging interest on those members who are having difficulty with the special assessment. Additionally, fees were waived on account number 52489166-202 as a one time fee waiver.
Manager's Report	Spring Contracts and Proposals were accepted/awarded by the Board as follows: <ul style="list-style-type: none">• Boiler Contract & Repairs Proposal dated 5/2/2017 was Accepted and Repairs contract signed awarding the work to Denver ACA Boiler Company.

- Landscaping Contract was awarded to TLC Land Care by a majority vote of the Board. Emily Bevington abstained from the vote and disclosed a conflict of interest with the contractor.
- Lighting Replacement was awarded to Yanni Electric to repair the light above #2 that was damaged by water damage.

Materials were reviewed and after discussion on pros and cons of each, the majority of owners present made a motion to the Board to continue with the 100% drawings for the Architect and select a timbertech or trex decking, traditional black metal railings and stair stringers, and glulam exterior stair treads with inlay slip guards, foregoing the diamond cut attachable slip guards. The Board unanimously accepted the homeowner's motion and design specifications will be discussed with the architect.

New Business

A discussion was held regarding the possibility of additional landscaping upgrades. The Board will take this into consideration at a subsequent meeting.

Having no other business to discuss the meeting was adjourned at 8:08pm

Next Meeting Date

Time Adjourned 7:00