

Meeting Minutes for Forest Park Estates Condominium Association, Inc.

Meeting Type	Annual
Meeting Date	01/12/2018
Location	Edgewater Rec Center: 5845 W. 25th Ave, Edgewater, CO
Attendees	Emily Bevington Sarah Cavey Debra Haglar (By Proxy) Ashley Hammond Carol Jackson Amber Moreno (By Proxy) Shane Coffey Andrea Sowell Andrew Valentine Eli White
Called To Order	6:05 pm
Minutes Approval	Reading of the minutes of the prior meeting were waived and the minutes were accepted as presented.
Homeowner Input	Homeowner, Andrea Sowell, noted for the record that her unit was selling for \$200,000 and that during closing her buyer was worried about the sewer open maintenance items. The Board thanked Andrea for her time on the Board and wished her well. Open maintenance items will be reviewed at subsequent meetings. The sewers of units as well as many items that may be listed on a closing report for transfer of title are outlined in the Association's maintenance and insurance chart. Homeowners selling their homes or interested in understanding their maintenance responsibilities versus what the Association is responsible for should reference the document posted online.

Ms. Sowell also wanted it noted for the record that response times from the Board and Zeato are of utmost importance. Her buyer and realtor felt as if information was not answered in a timely fashion. It was noted for the record, however, in a transaction between buyer and seller, it should also be noted that the Association is not a party to the sale. Homeowners interested in expediting the process should follow the Association's Policy on Record Requests to obtain documents ahead of real estate transaction deadlines to ensure prompt notice to potential buyers under contract as

the disclosure responsibility is on the homeowner, not the Association's record process because each unit is held fee simple to individual owners.

Liz Lunoe wanted the record noted, as well, regarding the roofing project. Her unit received interior water damage and the owners (collective as family members were also present for open forum) would like the Association to pay for repairs to her unit including the counter tops, cabinets, windows, doors, drywall and to ensure that the unit is thoroughly dried out. After a heated discussion toward the Board, Ms. Lunoe's household's comments were noted for the file. The Board requires the Association's insurance to review this unit.

Ms. Lunoe also brought up that no air scrubbers were dropped for her unit and she was worried about mold. It was noted for the file that the mitigation contractor has had issues gaining access to her unit because of multiple tenants and phone numbers and no returned calls. Dusin Lunoe, son of Liz, tenant did admit that he doesn't get cell coverage when he is at school, he is primarily a student. After the meeting adjourns, a call was placed to the mitigation company to get scrubbers dropped that evening, after hours, to ensure that the Association has done everything possible to address the Lunoe's concerns.

- President's Report In general, roofing updates were discussed and the roof replacement has started this week on the flat portion of the roofs and is expected to be finalized before the end of March 2018 pending weather, inspections, and material delivery.
- Treasurer's Report The 2018 Budget was discussed and unanimously accepted to continue the 6 year special assessment in the amount of \$2000 each year, due April 1st annually.
- New Business The Resolution regarding Unit 15 was reviewed and was accepted unanimously by all 11 members present. The notice will be mailed to first mortgagees following this meeting.

Board Elections were held, Sarah Cavey, real estate agent and Eli White, 2017 Board member discussed interest in being on the Board. After a paper ballot, Ms. Sarah Cavey was elected to the open 1 year Board Member seat 6/5.

The 2018 Board shall be:

Shane Coffee, President (2016-2019)
Emily Bevington, Vice President (2016-2018)
Sarah Cavey, Treasurer (2018)

Shane Coffee requested volunteers for Committee positions for 2018 and Eli White and Ashley Hammond were appointed to the open Committee seats.

Having no other business to discuss, the meeting was adjourned at 7:15pm

New Business
Attachment

[3rd Ammendment.pdf](#)

Action Items
Attachment

[2017 2018 Forest Park Annual Meeting Sign-In Sheet.pdf](#)

Next Meeting Date

Time Adjourned 7:15