

Innsbruck in Aurora Townhouse Association
Board of Directors Meeting
January 29, 2007

1. Call Meeting to Order

President, Suzi Reinhardt, called the meeting to order at 6:10pm. A quorum was established. Board members Rick Valore, June Robinson, Chuck Reinhardt and Maria Baker were in attendance with Warren DeBey arriving at 8:15pm. Mary Ellen Markel was absent. Also present were Earl Johnson [property manager], Don Cook [landscape committee chair], and residents Robyn Timmerman and Leif Mann.

2. Approval of Minutes

Chuck moved and Rick seconded to approve the minutes as written. Motion passed unanimously. [A copy is to be sent to Ruth Brodersen.]

3. Homeowner's Forum: No resident to present to the Board

4. Hearings: None scheduled

5. President's Report

-Suzi talked with husband at 11961 E. Yale re: their balcony safety/renovation and a drainage issues. She explained the plan for renovations for balconies and an inspection will be conducted.

-A written response to Vicki Rader was given by the President and we were asked to read and respond to Suzi with our comments.

-Advice was given to board members:

- Know documents / get current
- Encourage residents to come to board meetings
- Have Earl 'do the dirty ' work
- When done, she will provide an alphabetical index to our covenants

-Don Cook and Robyn Timmerman have volunteered to run for board members at our annual meeting.

6. Old Business

-A SPCS estimate at 2543 S. Peoria on the interior wall damage was completed.

-Repairs are completed on an unsafe courtyard balcony at 2695 S. Peoria

-An inspection should have been completed and given to Earl tomorrow on the safety of the balcony at 11961 E. Yale

-Revised rules for satellite dish installation were drafted by our attorney but have been tabled until more information is provided re: placement/wind speed. The attorney will go with Chuck's additions/deletions and voting is tabled until the attorney has rewritten.

7. New Business

- A SPCS estimate at 2615 S. Peoria on interior wall damage due to snow weight should happen shortly.
- Earl has contacted a company called Sigtist re: bid for four small signs at each entrance stating that we are a "covenant controlled" community. He will report back at the next monthly meeting about the costs.
- June moved and Maria seconded that we spend \$1000.00 on our audit. This individual has not increased the cost to us since he started. The motion passed unanimously.
- We have tabled a bid for tree service because the handwritten and typed bids did not match. Earl will ask them to resubmit.

8. Board Reports and Action Updates:

- The landscape report was reviewed
- The board requested that work orders re: leaking corner gutters be added to the maintenance needs report and that we reassess the need for concrete work needed this summer. Garage bin doors and springs work identified in the report was thought to come from reserve account.
- In review of the violations report, it was determined that Earl will send a letter to owner E. Holms re: garage door repair. June will be taking responsibility of keeping track of violations in the future.
- Earl and Chuck discussed action/follow-up reports. Chuck recommended that we purchase the AFI Reserve Study Program because of cost.
- A discussion was held re: the cost of snow removal and possible budget options and determined that Chuck and Leif would present options at the annual meeting.

9. Financial Reports

- Our cash account had \$6, 614.44; the reserve at Bank of Choice was \$43, 213.10 and at World Savings it was \$32, 403, 87.
- All other financial reports were reviewed.
- The board agreed to 'clean up' misc. items on the aging report

10. Correspondence

- Letters were sent to:
 - Mr. Teklehaymanot re: a parking fine
 - Ms. Woeber re: fence repair
 - Mr. Gay re: fence repair
 - Mr. Barnes re: fence repair
- A letter from Mr. Montgomery re: leaking gutter
- Attorney will send letter to Ms. Anderson re: dues acceleration

11. General Business/ Work Order Requests

- Seven action requests were received from V. Rader as well as three from Mr. Kolleski
- The topic of leaking gutters was discussed
- Information was given on workshops for board members
- In accordance to Bylaw 5.6, Chuck tendered his resignation from the board
- June moved and Rick seconded to appoint Leif Mann as Treasurer to replace Chuck Reinhardt until Feb. '09 [in accordance with Bylaw 5.7]. The motion passed unanimously.

12. Motion to Adjourn-Next Meeting

- June moved and Rick seconded a motion to adjourn until March 14, 2007 at Telegraph Hill Clubhouse at 6:00 pm. The motion passed unanimously.
[Annual meeting to be held February 23, 2007 at the Fairfield Inn]

Innsbruck in Aurora Townhouse Association
Board of Directors Special Meeting
February 13, 2007

Call Meeting to Order

A special meeting was called by President Suzi Reinhardt in accordance with a Waiver of Notice [Bylaw 6.3]. A quorum was established and the meeting was called to order at 7:05 pm. Present were: Suzi Reinhardt, Chuck Reinhardt, Leif Mann, June Robinson, Mary Ellen Markel, and Maria Baker. Don Cook was also present.

The president turned the meeting over to Chuck Reinhardt.

Budget Shortfall

Chuck and Leif presented options to the problem of being over budget because of the costs of snow removal.

The 2007 budget has already been approved and we cannot raise more money with dues because we have already raised them for the year. [it cannot be raised more in a calendar year.]

According to Chuck, there are two choices:

1. We can have a special assessment, which would need 60% of the owners to respond and 2/3 of those to pass. A ten-day notice would need to go out to hold meeting.
2. We could borrow from reserves and then pay back with a raise in dues next year. [can raise 10% without vote from owners]

Discussion was held and decided that we would revise annual meeting agenda to include this information. We wish to gather opinions from the owners/renters as to what would they prefer. A decision will then be made at the next regular monthly meeting.

Mary Ellen moved and Leif seconded that we adjourn this meeting. The motion passed unanimously.