

Innsbruck in Aurora Townhouse Association  
Board of Directors Meeting – March 14, 2007

**MEMBERS IN ATTENDANCE:**

Maria	Rick	Leif	Robyn	June	Warren	Don		
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Property Manager: Earl Johnson

**MINUTES:**

1. Call Meeting to Order – Establish a Quorum *Quorum is established*
2. Approval of Minutes from Jan 2007 Meeting (Cy to Broderson) .....Pg  
*June Robinson moved and Leif seconded the motion on the January meeting minutes as written.*  
Special Meeting Minutes .....Pg *June moved Don seconded the meeting minute's approval.*
3. Homeowners Forum *Amy Woeber proposing a new contractor to build Exterior fence and as willing to use all of the same materials. The cost would be approximately half of what Mark Wiseman would use. Board discussion-Cost savings and quality same. Motion made to accept this bid and Don Cook seconded the motion. Earl will check with Mark to be sure Mark Wiseman is ok with the arrangement.*
4. Hearings: None Scheduled
5. President's Report Aurora Roundup Chuck Reinhart will include info on this topic to next newsletter. Board members were asked to give Marian feedback on the newsletter formatting style, etc. before the April meeting.
6. Old Business:
  - 2543 S. Peoria – wall & ceiling damage due to snow weight – new info (Don/Earl).....Pg  
*Motion to approve proposal by June to pay 897.00 and homeowner to pay 1089.63. Leif seconded the motion.*
  - Inspection report (include flooring) courtyard balcony at 2695 S. Peoria St (Earl) .....Pg  
*Balcony has been found to be safe.*
  - Inspection report & bid - Unsafe balcony at 11961 E. Yale Ave (Earl) .....Pg  
*Will require a re-build and bid was included. Earl will take a look at the Cross-timbers product to be sure it matches other balconies built with Choicedeck. Motion to approve bid from Steve Paulson contingent the product is approved by Warren and Earl. Don seconded the motion.*
  - Inspection report & bid – Window sill at 11959 E Yale Window Sill .....Pg  
*Water leaks behind the siding and rotted out the whole base of the sill. Item was tabled. Earl will meet with contractor to discuss prevention of future leaks.*
  - Satellite Dish & Pool Rules (readdress with new info from Rich Johnston) .....Pg
7. New Business:
  - SPCS estimate at 2615 S Peoria on interior wall damage due to snow weight (Earl) .....Pg  
*Cracking is related to snow weight load Don motioned approve repair. Warren seconded the motion to approve the wall repair.*
  - Bid for signs at each entrance stating that we are a "covenant controlled" community.....Pg  
*Bid is incoming from Sigtist.*
  - Landscape Contract 2007.....Pg  
*Don motioned to approve the contract and Robyn seconded the motion.*

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8 Board Reports & Action Updates:

- Landscape Report .....Pg  
*Aesthetic Tree Service Warren had made a motion that the bid was accepted and seconded by June. Aeration will start in a week and be done in a week.  
Don Cook 11961- Drainage problem Don suggested that Chuck (landscaper) cut down on the watering times. Tell homeowner to put their drainage pipe in another location, while the board works with the landscaper. Don and Earl will walk over and talk to homeowner.*
- Maintenance Report .....Pg  
**CAM will give us proposal for street sweeping.  
Earl will send a letter to the Morgan's to clean up dirt in street due to spilled planter.**
- Violations Tracking Report .....Pg  
**NONE**
- Action/Follow-up Report (Earl).....Pg  
**Pipe jacks and roofing will eventually need replacement around the pipe jacks, but keep an eye out on leaks for now.**
- Treasurer's Report - Discuss snow removal and possible budget options  
**3 solutions:  
1) Special Assessment  
2) Borrowing from reserves and increasing annual dues next year.  
3) 10,000.00 sitting in operating account.  
Board agreed to monitor funds on a month-month basis and determine in next coming months if 3<sup>rd</sup> option is still viable. 3<sup>rd</sup> option is most preferable but too early to know if this money can be utilized to pay off snow removal debt.**

9. Financial Reports - Chuck (Items "a-d" written only+questions) (Item "e" board determinations)

- a Operating & Reserve Account Statement .....Pg
- b Certificates of Deposit Statements .....Pg
- c. Monthly Operating & Reserve Budget Report .....Pg
- d AP Check Register & Cash Journal .....Pg

**Chuck Reinhardt discussed the state of the financials. Board agreed with the current state.**

- e. Delinquency Aging & Status Report .....Pg

10 Correspondence – All correspondence to and from homeowners (including violations)

- a Vicki Rader
- b Ruth Broderson
- **See Action Items**
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11. General Business/Work Order Requests .....Pg

- A Architectural Committee Members, Contact Person **Maria, Robyn and Rick are new Architectural Committee members for 2007.**
- B. Concrete Proposal- **tabled until April meeting**

12. Motion to Adjourn-Next meeting: **Telegraph Hill Clubhouse, at 6:00 p.m. on April 11, 2007 -Robyn motioned to adjourn and Don seconded the motion.**