

**Innsbruck in Aurora Townhouse Association
Board of Directors Meeting held January 9, 2008**

~~November 4th 2007~~

Board Members present: Don Cook, Warren Debey, Robyn Timmerman, Maria Baker, June Robinson, Rick Valore, Leif Mann- Earl Johnson- Property Manager. Quorum established

Motion to approve November 2007 meeting minutes was made by Warren and seconded June

Financial Reports: Reviewed

Landscape Report/Don Cook- No report for December.

Old Business:

A Balcony Replacement bids for 11939 and 11947 E Yale

Bid #1 Steve Paul Construction- Material: Cross Timbers Classic composite

Bid: 9400

Bid #2 J & M Rodes- Material Trex composite

Bid: 8700 00 Motion to approve Bid #2 was made by Robyn and Don seconded the motion

Action: Earl will inform homeowners at 11939 and 11947.

B. Snow removal Snow shoveling on sidewalks around perimeter of Community

New Business:

- Annual Meeting for 2008- to be held Feb 12th, 2008 6:30PM This is a Tuesday evening
- Water Dept Report: Maria attended City of Aurora's meeting and gained information about the revision of the water rate structure for HOA's The information will be shared with the community at the Annual HOA Meeting as there are ways to prevent our community from incurring another rate hike
- Home owners Amy and Steve Woeber reported to Warren that their corner gutters are leaking and spilling onto their sidewalk which in turn is freezing and making it hazardous to walk on sidewalk due to ice forming Also because of the soggy ground, the sidewalk is sloping It was undetermined by the board as to whether or not their gutter was caulked in summer 2007.

Action: Property Mgr will assess sloping sidewalk in late spring 08. Warren to determine with the Woebers's if corner gutters still need caulking.

Motion to adjourn- Earl made motion to adjourn and Leif seconded the motion to adjourn.

*Motion by Don E.
Rick V.
Secmd*