



CENTRE POINTE STATION CONDOMINIUM ASSOCIATION

March 14, 2022

6:00pm

Virtual

This virtual Board meeting of the Centre Pointe Station Condominium Assoc. was called to order at 6:03 P.M.

Quorum

Debbie Dedrick Terri Lukas Emily Saunders Jillian Harclerode (Asst. Secretary)

John Murray was present as Onsite Manager.

Randy Watt as present for Western States Property Services and Cheryl-Ann Adams with PMI Denver Metro.

Approval of Minutes

The minutes of the meeting held on 2-23-22, upon motion duly made, were approved.

Membership Input

Homeowner on the 3rd floor was present to discuss the noise coming from the unit above. It was noted that it was a rental unit and notices to the management company are going unanswered. Additional notices and or fines to be rendered per the Covenants and Rules at Centre Pointe Station Condominiums

Management Reports

- A. **Onsite Building Review:** Mr. Murray reviewed his report.
- B. **Electric Panel/Meter Upgrades:** A zoom meeting took place on 3/10/2022 with Mr. Jarrett and Carlton Fretwell (engineer) for clarification of the panel installation and the moving of the meters.
- C. **Reserve Draft for Upcoming Major Improvements:** Reserve cash flow was discussed and reviewed. Confirmation is needed on costs for electric panel and meter before additional planning is submitted for other capital improvements.
- D. **Onsite Manager's Agreement and Scope:** The rate of review was submitted to the Board as it was decided to have the agreement reviewed by an employment lawyer. Emily will begin researching employment lawyers to review the agreement for the onsite manager.
- E. **Other:**

Unfinished Business

- A. **Carpet Cleaning:** Updated estimates have been requested include all floors two times per year with "Scotch Guard" and the first floor to be done 4 times per year.
- B. **Landscaping:** The board is interested in new landscape vendors and would like to be included in walkthroughs when scheduled.
- C. **Rules Updates:** Flooring rule was accepted and sent out for comments by homeowners prior to enactment.

New Business

- A. **Financial Review-** Financials were accepted.
- B. **Correspondence Regarding Violations:** Mr. Watt will advise on compliance of #510.
- C. **Parking Lot:** striping and renumbering was discussed and proposals will be reviewed after location of where meters will be installed is decided.
- D. **Next Meeting:** April 11 at 6:00 PM.
- E. **Other:**

Adjournment

There being no other business to come before this meeting, the meeting was adjourned at 7:19 P.M.