

CENTRE POINTE STATION CONDOMINIUM ASSOCIATION

February 23, 2022

6:00 pm

Virtual

This virtual Board meeting of the Centre Pointe Station Condominium Assoc. was called to order at 6:15 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.

Paul and Ryan Laird were introduced with the new management team (PMI Denver Metro).

Approval of Minutes

The minutes of the meeting held on 1-10-22, upon motion duly made, were approved.

Membership Input

There was no discussion.

Management Reports

- A. Onsite Building Review:** Mr. Murray reviewed his report. The board would like trash and recycle days verified.
- B. Electric Panel/Meter Upgrades:** The board reviewed the report submitted by Chris Jarrett (electrician). The board requested a zoom meeting be arranged with Mr. Jarrett and Carlton Fretwell (engineer) for clarification of the panel installation (100A breaker and 100A wire, washer/dryer installations, confirm estimates) and the moving of the meters (update city and Xcel submission, location of new transformer and effect on parking spaces, relocation of meters, possibility of a waiver,).
- C. Reserve Draft for Upcoming Major Improvements:** Mr. Watt presented a draft for review. The draft and funding needs are dependent largely upon approvals from the city and Excel in regard to the panel and meter project.
- D. Onsite Manager's Agreement and Scope:** The board requested an estimate for a review by counsel for the association.
- E. Other:** PMI will confirm trash and recycle days.

Unfinished Business

- A. Carpet Cleaning:** The board requested updated estimates to 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 requested estimates from PMI contractors. An updated Snow agreement as soon as possible. Landscape contracts will be reviewed later.
- C. Rules Updates:** Flooring rule was accepted for comment by homeowners prior to enactment.

New Business

- A. Financial Review-** Financials were accepted. Line item 7718 (cable to fitness room should be canceled). PMI will look into the Gas contract.
- B. Bylaws Amendment:** The board agreed that amending the bylaws will not be needed as advisory positions will suffice as opposed to adding directors.
- C. Correspondence Regarding Violations:** Mr. Watt will advise on compliance of #510.
- D. Next Meeting:** March 14 at 6:00 PM.
- E. Other:** The board noted that the Resident Handbook needs to be updated.

Adjournment

There being no other business to come before this meeting, the meeting was adjourned at 8:25 P.M.