

# The Terrace Homeowners Association (B)

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## Board of Directors Meeting

May 26, 2015

A meeting of the Terrace Homeowners Association Board of Directors was held on Tuesday, May 26, 2015 at 6:30 p.m. Directors in attendance were Bill Douglas, Michael Dunlevie, Jane Tully, Ken Nager and Deb Jordan. With a majority of the directors present, a quorum was established for the purpose of conducting business.

1. **Call to Order**. The meeting was called to order at 6:45 p.m.
2. **Member Open Comment**. Deb Jordan asked the board to reconsider removing the fence at the tot lot as she feels it serves its purpose of keeping balls from going into the street. This will be addressed under New Business.
3. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the March 31, 2015 meeting were unanimously approved.
4. **Financial Report**. The financial statements were sent by Karen Nulle to all directors in early April. There were no questions relative to the statements. Michael Dunlevie suggested that the reserve balance be compared to the recommendations in the reserve study at the July or September meeting.

Management was directed to tell owners who have inquired about having fines removed from their account to request an appeal by the DCC.

5. **DCC Report** Jeff Campbell is in Denver today so was unable to attend the meeting. Eileen will ask Jeff for a proposed date to do a walk through of the community. Available dates will be sent to the Board.

Management will ask Jeff if he is available to create a binder of photos of each lot, with the address, for the purpose of creating a photo history. Then each property needs to be evaluated as to whether the additional parking space has been approved or not and owners notified what needs to be done to gain approval.

6. **Unfinished Business**
  - a. Election of Directors. The cover letter and statement of qualifications was reviewed. Revisions were made and it will be sent to Bill Douglas to create the opportunity for nominees to insert responses in the appropriate fields, if desired. The consensus was that nominees are not obligated to answer specific questions, but they are suggested as a guideline as to what people may want to know about the candidates.

The statement of qualifications/acceptance of nomination will be mailed out by

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management by June 1<sup>st</sup> with a June 12<sup>th</sup> response date. The mailing of the candidates will go out to owners by June 19<sup>th</sup> with a meet and greet June 26<sup>th</sup> at Paradigm.

- b. Crosswalk. Mary Kerst was not in attendance to report on her progress in getting approval from the Town for a crosswalk
- c. Governing Documents Revisions. Tabled to a future meeting.

7. **New Business.**

- a. Upon motion duly made and seconded, the Board approved replacing the existing wire along the front of the tot lot fence. The fence does not to be stained.
- b. Tree wrapping. Management was directed to have Mountain Valley wrap all the trees and determine whether or not they still have all the wrapping material that was there originally when all trees were wrapped. They should have enough.
- c. Entrance Sign. The final drawings should be sent to 2-3 contractors for pricing. Michael offered to do this.

8. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_  
Eileen Jacobs