

575 Valley Street Warehouse Condominium Association, Inc.
Board Meeting
February 21, 2014

Jared Reid called the meeting to order at 8:00 am. Quorum was established. Members present were Jared Reid, President/Secretary, Jeff Thornton, VP/ Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Jared motioned; Jeff seconded; to approve the minutes from November 21, 2013. Motion carried.

Financial Report

- As of January 31, 2014: Checking balance \$35748.23.
- The taxes are in the process of being completed. Next year the taxes will be moved to Waugh and Goodwin.

Unfurnished/New Business

- Jared motioned; Jeff seconded to open a reserve account at ENT. Kristie and Jared are to be the principal signers on the account. Kristie is to open the account from money that the association saved in 2013 minus the cost of the cameras and the street repair.
- All but two of the new cameras have been installed. As soon as the last two cameras are installed the association will pay the invoice on the cameras.
- Jeff motioned; Jared seconded to contract APAC to seal coat, crack fill, and restripe the asphalt areas.
- Jared motioned; Jeff seconded to rewire the outdoor lights in the front and back of the building. The association will have City of Colorado Springs turn the meter on the side of the building and the association will pay for all the outdoor lights. Kristie is to send a copy of McClelland's bid (without prices) to Delmark to insure the bids are comparable. An email vote on Delmark's bid will be taken to move forward with the light repairs.
- Board had a email vote to accept American Family's insurance proposal.
- Kristie is to get a bid for pre-emergent on the weeds and is approved up to \$200.00.
- Jared is going to work up a bid for the drainage issues in the back of the building. Including redoing the retaining wall.

The meeting was adjourned at 9:00 am.

Kristie McKitterick took the minutes on behalf of the Board.