

Minutes of Member Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: October 5, 2005
Location: Conference Call
Type: Board of Directors
Directors Present: Mike Theile
Rick Ray
Linda Rogers
Others Present: Carol Barnett, Hallie Crocker, Stephanie Warner, Diane Wolfson, Dan Witkowski
Quorum: Yes

Meeting called to order by Diane Wolfson, manager at approximately 10:03 a.m.

Motion by Linda Rogers, second by Rick Ray to approve the 4/25/2005 and 6/24/2005 Board of Directors Meeting Minutes. *Motion passed by unanimous vote.*

Report by Diane Wolfson on signs.

Report by Dan Witkowski on hallway and stairway lighting.

Report by Dan Witkowski on pest control.

Report by Dan Witkowski on sump pump.

Report by Dan Witkowski on soffit repair project.

Report by Dan Witkowski on the roof and the BC & E report.

The board directed Full Circle to complete phase two of the emergency stairwell lighting project in 2005.

Discussion regarding Telluride roofing warranty.

Discussion regarding BC & E report. In 2005, Full Circle will test heat mats and remove nonfunctional heat mats.

The board directed Full Circle to post the full BC & E roof report on the website.

Discussion regarding boiler venting concern when both boilers are operating at once.

Motion by Rick Ray, second by Linda Rogers to monitor situation and investigate control solution to keep both boilers from operating at the same time. *Motion passed unanimously.*

Discussion regarding Skier's Union violation.

Report by Rick Ray regarding vestibule.

Motion by Rick Ray, second by Linda Rogers to impose a special assessment for the Plaza vestibule improvements to units 201 and units 301-501, payable within 10 days except that unit 201 has until November 1, 2005 to pay. If funds are needed prior to full payment of the special assessment, then funds can be borrowed from the reserve fund. *Motion passed by unanimous vote.*

Mike Theile left the meeting at 11:05 a.m.

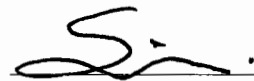
The board agreed to schedule a special meeting in order to finish agenda.

Motion by Linda Rogers, second by Rick Ray to adjourn the meeting. *All in favor. Motion passed by vote of two remaining directors.*

Meeting adjourned 11:06 a.m.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERS AT THEIR MEETING HELD 11/29, 2005.

Signed:



Stephanie Warner, Manager