

Minutes of Member Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: April 25, 2005
Location: Conference Call
Type: Board of Directors
Directors Present: Mike Theile
Rick Ray
Linda Rogers
Others Present: Carol Barnett, Diane Wolfson, Dan Witkowski, Wade Wilson
Quorum: Yes

Meeting called to order by Diane Wolfson, manager at approximately 10:15 a.m.

Motion by Linda Rogers, second by Rick Ray to approve the 11/23/2004 and 11/29/2004 Board of Directors Meeting Minutes. *All in favor except Mike Theile who abstained. Motion passed.*

Report by Dan Witkowski on sump pumps.

Report by Dan Witkowski on roof issues.

Discussion regarding an annual maintenance contract for the boiler and mechanical systems.

Discussion regarding the warranty provided by Telluride Roofing.

Full Circle reported that they would like to adjust common area cleaning time down to twelve hours per week on average.

Motion by Rick Ray, second by Linda Rogers to install a door to the right of the green stairs, replace glass on the front entrance of the vestibule with leaded glass, and to proceed with furnishing the residential vestibule. *All in favor except Mike Theile who abstains. Motion passes.*

Rick Ray left the meeting at 11:16 a.m.

Discussion regarding signs.

Discussion regarding insurance.

Motion by Linda Rogers, second by Mike Theile to have Rocky Mountain Valuation perform a building valuation and then to purchase the guaranteed replacement cost insurance to go along with the valuation. *All in favor. Motion passes.*

Report by Diane Wolfson on financials.

Discussion regarding Association bank account.

Motion by Linda Rogers, second by Mike Theile to approve the Corzine satellite application. *All in favor. Motion passes.*

Motion by Mike Theile, second by Linda Rogers to approve the First Amendment to Amended and Restated Bylaws. *All in favor. Motion passes.*

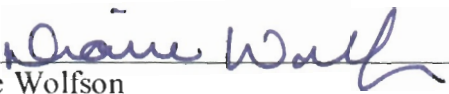
Discussion regarding the Fourth Amendment to Declaration.

Motion by Linda Rogers, second by Mike Theile to adjourn the meeting. *All in favor. Motion passes.*

Meeting adjourned 11:40 a.m.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERS AT THEIR MEETING HELD October 5, 2005.

Signed:


Diane Wolfson