

Minutes of Board Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: October 11, 2006
Location: Full Circle HOA Management
560 Mountain Village Blvd., Suite 102B
Mountain Village, CO 81435
Type: Board of Directors
Directors Present: Bill Koman (via conference call), Linda Rodgers, Mike Theile
Others Present: Julie Denny, Stephanie Warner, Dan Witkowski, Diane Wolfson
Quorum: Yes, 3 of 3 Directors present

Meeting called to order by Linda Rodgers, at approximately 10:05 a.m. MST.

Motion by Linda Rodgers, second by Mike Theile to approve the 2/7/06 Board of Directors Meeting Minutes. *Motion passed by unanimous vote.*

Management Report by Dan Witkowski.

Roof project discussion.

Dan Witkowski will send a copy of the BC & E roofing engineering report to Bill Koman and to Linda Rodgers.

Diane Wolfson will draft a letter to owners explaining the roofing project and hot water reconfiguration project.

Full Circle will research loan options for the roofing project and will report back to the board.

Heating system project proposal discussion.

Motion by Mike Theile, second by Linda Rodgers to proceed with the common heating system reconfiguration project. *Motion passed by unanimous vote.*

Deck snow melt/heating system discussion.

Full Circle proposed installing temperature/moisture activated control valves to the heating system in order to decrease energy costs. They will research the project further and will report back to the

board.

Garden level repair work discussed.

Motion by Mike Theile, second by Linda Rodgers to authorize Full Circle to proceed with the proposed garden level repair work and to pay for the work from the 2006 budget. *Motion passed by unanimous vote.*

Full Circle will contact METRO to see if they will share the cost of the project.

Lot 50/51 discussion.

Full Circle will research filing a notice of insurance claim. Pipe ownership will be researched. Buckhorn will be contacted and hired to do a study of the shifting, etc. and Full Circle will ask RAL to reimburse all costs. Full Circle will contact RAL to have sidewalk/repaving work started as soon as possible at their cost.

Proposed 2007 budget discussed.

Columbia Place/Plaza connection building discussed.

The board agreed to pay up to \$2,500 towards legal/professional fees regarding the surveying and replat of the Columbia Place connection building.

Motion by Bill Koman, second by Mike Theile to approve the proposed 2007 budget with changes as presented. *Motion passed by unanimous vote.*

SB100 discussed.

Diane Wolfson will distribute the formal collection policy and responsible governance documents to the board.

Linda Rodgers nominated Bill Koman to the board of directors to represent the residential owners.

Motion by Linda Rodgers, second by Bill Koman to adjourn the meeting. *All in favor.*

Meeting adjourned 11:31 a.m. MST.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT ITS MEETING HELD March 7, 2006.

Signed:

N Clark
Manager