

Minutes of Board Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: February 7, 2006
Location: Conference Call
Type: Board of Directors
Directors Present: Rick Ray
Linda Rodgers
Directors Absent: Mike Theile
Others Present: Stephanie Warner, Dan Witkowski, Diane Wolfson
Quorum: Yes, 2 of 3 Directors present

Meeting called to order by Diane Wolfson, manager at approximately 10:09 a.m.

Motion by Rick Ray, second by Linda Rodgers to approve the 11/29/05 Board of Directors Meeting Minutes. *Motion passed by unanimous vote.*

Management Report by Dan Witkowski.

Gas meters discussion. Full Circle explained that normally, the general contractor for the entire building is responsible for getting all utilities to the residential shell. In the case of the Plaza, each residential unit contractor that finished a unit brought utilities to the unit. As a result, it appears that in a few cases, the contractor that was finishing a unit took gas from another unit's pipe rather than having their own meter with its own dedicated gas line.

The board of directors directed Full Circle to research the situation with the Mountain Village building department official and to report back to them.

Motion by Rick Ray, second by Linda Rodgers to pay Full Circle from the HOA for their work on the gas meter project. Once the investigation is complete, the board will decide which residential units to assess for the research and work done. *Motion passed by unanimous vote.*

Fire Code Compliance discussion. It is not clear from the HOA records when the last Mountain Village fire inspection has occurred. Full Circle met with the Fire Marshal and was advised that numerous points of action should be done in order to meet code. Additional fire extinguishers have already been added to the space and Full Circle has added a line item to the budget for the expenses. The most significant change that needs to occur is the addition of magnetic door closures in the

basement and door catches on numerous doors. The bid for this work including labor and materials is \$1,227.00 from Superior Alarm and Fire Protection LLC.

Motion by Rick Ray, second by Linda Rodgers to authorize the expenditure for Fire Code Compliance. *Motion passed by unanimous vote.*

Roof discussion.

Motion by Rick Ray, second by Linda Rodgers to engage BC & E for Phase Two for the entire roof at an estimated cost of \$20,000, to complete the two towers in 2005 at \$80,000 to \$100,000, to attempt to negotiate with BC & E to make payments based on timing and delivery of completed engineering documents, and that payment for all of the foregoing will come from reserves. *Motion passed by unanimous vote.*

Plaza vestibule update from Rick Ray. The table lamp is in place. Two pots have been ordered which will hold tall, slender aspen branches and will be placed on either side of the elevator entrance. Full Circle was directed to keep leather softener on the chairs. Full Circle will apply carpet tape to the area rugs to keep the carpets secure.

Motion by Rick Ray, second by Linda Rodgers to adjourn the meeting. *All in favor.*

Meeting adjourned 10:56 a.m.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERS AT THEIR MEETING HELD October 11, 2006.

Signed:


Stephanie Warner, Manager