

**PLAZA COMMUNITY ASSOCIATION
MINUTES OF BOARD MEETING**

Association: Plaza Community Association, Inc.

Date: Friday, January 13, 2017

Location: Full Circle HOA Management, LLC
560 Mountain Village Boulevard, 102B
Mountain Village, CO 81435
and via conference call

Directors Present: Sherri Reeder, Dan Gilbert, Stephen Roth

Others Present: Dan Witkowski (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order at 1:03 p.m. MST.

Roll call. Determination that a quorum of 3 of 3 directors is present. No objection to notice.

Motion by Dan Gilbert, second by Sherri Reeder, to approve the minutes from the September 23, 2016 board meeting with the following change; correct August to September. *All in favor, motion passes unanimously.*

Elect Officers

Mike Thiele was nominated on the ballot for the Retail seat. Sherri Reeder was elected to the board as a write in nominee. The directors are Sherri Reeder, Stephen Roth and Dan Gilbert.

Motion by Dan Gilbert, second by Sherri Reeder, to elect the following officers. *All in favor, motion passes unanimously.*

President – Dan Gilbert

Vice President – Sherri Reeder

Secretary/Treasurer – Stephen Roth

Full Circle Contract Renewal

Discussion regarding Full Circle's contract, updated by Full Circle. Since 2009 the agreement has been extended by one-year. Sherri Reeder provided a summary of proposed changes and all were discussed at meeting. Items included in the discussion are Fees, Responsibilities of Manager, Termination, Manager as an independent Contractor, Miscellaneous, Survival.

Motion by Dan Gilbert, second by, to approve of the 2017 Full Circle Management Agreement for a one-year term with no rate increase and to authorize Dan Gilbert to sign the agreement. *All in favor, motion passes unanimously.*

Storage Room Leak

There is a heating hot water pipe above a closet in TSG's space that is leaking. The coupling needs to be cut out and replaced, but it is in a difficult location. In order to perform the repair the heating water supply for the building may need to be turned off. Full Circle would like to wait until off-season to

perform the repair to reduce the impact on occupants. It is a pipe that serves multiple units and is a HOA expense. Dan Witkowski has consulted with Solomon from Advanced Hydronics.

Plaza Columbia Place Connection Building

Stephen Roth presented an outline drafted in 2009 in an attempt of the Columbia Place Board to draw boundaries for the Columbia Place and Plaza connection building regarding insurance, liability, facilities, maintenance, utilities, roof. Stephen Roth also sits on the Columbia Place Board of Directors. The Plaza Board of Directors also desires clarification but these issues remain unclear. Full Circle, John Howe and TSG perform maintenance and communicate to keep the property safe and in good condition. Proposed agreements have been discussed in the past but nothing has been agreed upon.

Direction for Dan Witkowski to work with John Howe to create a Memo of Understanding based on cooperation between Plaza and Columbia Place; Stephen Roth to participate.

Trash

The new schedule and containers are in use. The cost of trash removal has decreased. Recycling is being taken to the TSG recycling transfer station.

Discussion regarding the responsibility to secure the trash enclosure.

No New Business

Direction to meet every quarter. The next meeting to be scheduled on April 1, 2017.

Motion by Sherri Reeder, second by Stephen Roth to adjourn the meeting. All in favor, motion passes unanimously.

Meeting adjourned at 2:05 p.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON April 5, 2017.

Signed: Hilary Swenson, manager