

**PLAZA COMMUNITY ASSOCIATION
MINUTES OF BOARD MEETING**

Association: Plaza Community Association, Inc.

Date: Wednesday, April 5, 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, Stefanie Solomon

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

Meeting called to order at 10:35 a.m. MDT.

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

Motion by Sherri Reeder, to appoint Stefanie Solomon to the Plaza Board of Directors. *Sherri Reeder in favor, Dan Gilbert opposed. Motion fails.*

Discussion regarding the vacant director seat and the process for electing and appointing directors. Stephen Roth resigned on March 9, 2017. The vacant director seat expires December 2018.

Motion by Sherri Reeder, to appoint Stefanie Solomon to fill Stephen Roth's vacant seat that expires December 2018. *Sherri Reeder and Dan Gilbert in favor, motion passes unanimously.*

Motion by Sherri Reeder, for Stefanie Solomon to fill Stephen Roth's officer position as Secretary/Treasurer for the remainder of this year. *All in favor, motion passes unanimously.*

Motion by Sherri Reeder, to approve the January 13, 2017 board meeting minutes. *All in favor, motion passes unanimously.*

Managers' Report

Dan Witkowski gave a summary of the winter's snow removal activity and the buildings pressure relief valve and system to accommodate pressure spikes.

There is an accrued expense from 2016 for elevator cab refinishing. \$5,200 to be completed this spring.

Discussion of the condition of trash room and pavers. Stephanie reported that Bill Jensen will speak with Tomboy Tavern manager to take on more responsibility to get trash room and pavers clean. The trash room door hardware is working.

Expense discussion led by Dan Gilbert. Residential owners are incurring too high of an expense to accommodate the needs of the commercial and retail. Discussion of allocation groups based on usage.

Discussion of continuing efforts to reduce operation costs with Bruin.

Stefanie Solomon and Sherri Reeder have resolved to review and consider revised trash group allocations in coordination with the 2018 budget.

Direction for Full Circle to get a quote for a financial audit.

Dan Gilbert led reserve fund discussion including future needs, mechanical replacement, exterior envelope rehabilitation (glass, paint).

Discussion of Reserve Fund study. Direction for Dan Witkowski to follow up with Bill DeAlva to request a RFS for a broad overlook of the building for a couple thousand dollars.

Insurance Policies Renewal

The Association's insurance policies renew on April 8, 2017. The proposal from Neil Garing to renew the existing policies includes an increase of \$64. The limit on the Employee Dishonesty portion of the Fidelity policy should be increased to at least \$519,000 to meet CCIOA requirements and may increase the premium.

Direction for Full Circle to arrange for building replacement cost valuation.

Motion by Dan Gilbert, second by Sherri Reeder, to approve the insurance proposal and to authorize Sherri Reeder to sign the renewal applications. All in favor, motion passes unanimously.

Discussion regarding the responsibility to secure the trash enclosure.

Direction for Full Circle to send e-mail early June to schedule July board meeting.

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

Meeting adjourned at 11:47 a.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON August 8, 2017.

Signed: Hilary Swenson, manager