

**PLAZA COMMUNITY ASSOCIATION  
MINUTES OF BOARD MEETING**

Association: Plaza Community Association, Inc.

Date: Thursday, June 25, 2020 at 9:00 AM, MDT  
at 4:00 PM, GMT

Location: Teleconference

Directors Present: Sherri Reeder, Stefanie Solomon, Michael Eggerton  
Others Present: Dan Witkowski, Elyssa Krasic

June 18, 2020 meeting continued at 9:03 a.m., MDT.

Proof of Notice provided June 15, 2020

Roll call. Determination that a quorum of 3 of 3 directors is present.

*Motion by Stefanie Solomon, second by Michael Eggerton, to approve draft meeting minutes from June 18, 2020. All in favor, motion passes.*

Unit #403 Window Replacement / Future Exterior Rehabilitation Project

The owner of Unit #403, Brad Miller, is in the process of remodeling his Unit, and plans to replace the existing windows in his Unit. He has asked for a credit towards future building window replacement. The Board has discussed this matter in depth. The Board has determined that windows are limited common elements, and as such, each Unit Owner should be assessed for each window that is replaced in a particular Unit. Because Mr. Miller is replacing his windows at his sole cost and expense, the Board believes some financial credit is appropriate, if the HOA determines to replace all other building windows in the future. However, the HOA is not planning to replace the windows in the building for another 7-15 years, and the Board recognizes that there will be a different Board of Directors at that time. It is unknown how future Plaza Board of Directors will propose the allocation of funding for a future window project. In addition, the Plaza building exterior rehabilitation project may include all or some of the following:

1. Window replacement
2. Stucco repair
3. Roof repair/replace
4. Stucco, trim, and railing paint
5. Bird netting
6. Lighting
7. Signage
8. Unforeseen issues

As a result, it may be difficult to separate out the cost of the window replacement by itself in order to determine whether Mr. Miller's window replacement should be given a credit and if so, the amount of such credit. Therefore, the current Plaza Board of Directors cannot commit to a specific and immediate or future remedy/credit should the current owner, Brad Miller, choose to proceed and replace the windows in his Plaza Unit 403 during his 2020 remodel. In conclusion, our Board minutes will reflect that a future financial credit for Mr. Miller's window replacement is appropriate, we cannot bind a future Board to this decision or a specific amount. Further, at this point in time, we cannot determine any appropriate credit amount, as we are years away from an exterior remodel and do not have a quote or estimate at this time.

*Motion by Stephanie Solomon, second by Michael Eggerton, for Full Circle to respond to the unit owner to approve a window replacement project at his own cost once the project application is submitted and materials are reviewed. All in favor, motion passes unanimously.*

Meeting adjourned at 9:20 am

*Motion by Sherri Reeder, second by Michael Eggerton to adjourn. All those in favor, motion passes unanimously.*

Meeting adjourned at 9:38 AM, MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON \_December 1, 2020.