

HOLLIDAY HOUSE EXECUTIVE BOARD
MINUTES

January 8, 2015

Justin Windholz of Crystal Property Management and all members of the Executive Board of Holliday House HOA met in Unit 301 for the January Board meeting at 5:05 p.m. 1/08/15.

The Minutes of the December meeting were approved as presented, as was the Financial Report prepared by C.P.M.

OLD BUSINESS ADDRESSED

1.) MOTION by Mildred Brockway to continue having Alsco supply the five indoor rugs at the three entry areas for the remainder of the winter season, then reconsider the contract in March. Second by Gabe Matherly. PASSED

2.) FINAL LEAF CLEANUP of the yard was not done until November.

3.) The NEW LIGHTS for the parking lot have been installed and are operating.

4.) After long delays the RAIN GUTTERS & HEAT TAPES were installed except for the rain gutters at the west door.

5.) The FIRE ALARM SYSTEM including fire doors and alarm pulls were thoroughly inspected and tested by APEX. The technician will schedule a return visit to make some minor repairs, replacing worn parts.

The inadequacy of the alarms to provide real safety due to the probability of tenants not vacating the building when alarms sound, and the fact that a resident must call 911 to notify the authorities of the alarm was discussed. Zona MOVED that when APEX comes to make the needed repairs a Dialer be ordered to provide a monitoring system which would notify 911 of alarms. Seconded and PASSED unanimously.

6.) Final extensive repairs of the ELEVATOR were completed December 18, 2015. The five week downtime was due to a dearth of parts for such old machinery. The cost will run about \$25,000.00.

7.) Five BIDS for replacing the BOILER & DOMESTIC WATER SYSTEMS have been received. The secretary has copies of only three of these, others at CPM office. She also stated the bids seemed confusing because they did not reference the same specifications. However, it does appear the job will cost around 90,000+ dollars. This exceeds what we could pay from the Reserve Account. Even after receiving about \$20,000.00 in "green" rebates more financing of the project is necessary.

Gabe and Justin have contacted four banks, Alpine, U.S., Vectra, and Bank of Colorado, to ascertain their willingness to make a loan for the half of the cost after the down payment is made. The banks wish documentation of the rebates and quote interest rates of about 5½%.

The consensus of the Board is that it would be wise to move while the rebates are available and the work can be scheduled for this summer. Since the Annual Meeting of the Association is scheduled for February 10, 2015 this information can be presented to all the members for their vote at that time.

8.) There continues to be some issues with the domestic hot water. A new recirculating pump will not be ordered until it is determined if plumbing repairs to two faulty hot water faucets in bathtubs in second floor units affects a remedy.

9.) New PARKING I.D. stickers for vehicle windshields have been ordered. Owners will receive ONE I.D. per UNIT. Extra IDs (determined by count of spaces vs number of units) can be awarded by first come first served requests, no unit

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shall receive more than two.

NEW BUSINESS

1.) Tenant in Unit 108 continues to present problems. Numerous transients are in and out daily by the patio gate. They appear at odd hours of the night and can roam the building at will via the hall door. They are also using the laundry facilities and have been seen in the bike room. Since Article VIII of the Declaration of Restrictions forbids "leases for hotel or transient purposes" this behavior by tenant Morgan seems highly suspect. Justin will pursue the matter and ^{also} try to determine if ownership of the unit has been transferred due to the recent death of Lee Morgan.

2.) The owners of Units 204 and 205 will be notified to fix the hot water leakage or face escalating fines. (see #8 of Old Business)

3.) Pamela Miller, the person managing Unit 205, has been made aware of the water problem and also that their mailbox is broken. She has been apprised of the fact that its repair is the responsibility of the unit owner. She seemed unsure if CPM has the owner's correct mailing address and was urged to check on this.

4.) A new more sophisticated video surveillance system for the entrances and laundry room was described. The cameras are dome type, the DVDs store images for a year and can be accessed via the web for ease of viewing. The cost would be \$3,500.00 and there is no monthly fee.

5.) Justin's office will assemble packets to be mailed to all owners containing their First quarter assessment Invoice, Notice of the Annual HOA Meeting the second Tuesday of February, a letter explaining the necessity of replacing and upgrading the Heating and Domestic Water Systems, a Ballot to approve a loan to finance the boiler project, and a Proxy form for those unable to attend.

This concluded the Agenda. The meeting adjourned at 6:45p.m.

Respectfully submitted,



Zona L. Hays
Recording Secretary

ADDENDUM:

Addition to #9 of Old Business

Parking spaces for the Handicapped and for Visitors will be signed, other spaces will not be numbered nor assigned.

Under NEW BUSINESS

6.) The Entire Board is amenable to serve another year if the owners attending the Annual Meeting February 10th wish them to.