## AURORA AT CROSS CREEK CONDOMINIUMS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: January 17, 2017

BOARD MEMBERS PRESENT: Dennis Collins, Heidi White, Sonia Clark, Karen MacDonald BOARD MEMBERS ABSENT AND EXCUSED: Yullie Howard HOMEOWNERS: (0) Homeowners Present CONTRACTOR: None CPMG: Virginia Johnson, Association Manager Minutes taken and written by Virginia Johnson

## **Board of Directors meeting minutes:**

Motion: to approve the November 15, 2016, minutes as written was made by Dennis Collins, seconded by Sonia Clark and passed unanimously.

## **Financial Statements:**

- Motion: To accept the November 2016 and December 2016 financials prepared by CPMG, subject to audit was made Karen MacDonald, seconded by Sonia Clark and passed unanimously. The Board reviewed the Attorney Status report.
- Motion: to write off Unit 23306 #203 for the amount of \$5,316.07 and unit 23455 # 204 for the amount of \$11,737.47 to bad debt was made by Dennis Collins, seconded by Karen MacDonald and passed unanimously. The board requested the accounts be sent to a collection agency if possible.
- Motion: To send units 336201; 401103; 405103; 405104; 455102 to Attorney per collection policy was made by Karen MacDonald, seconded by Heidi White and passed unanimously.

## Association Manager's Report: Virginia Johnson gave an update on daily operations

- Motion: to approve the bid from Sunrise Door and Trim for repair of water damage in water closet and storage area of building 23306 for a total cost of \$4,487.00 was made by Dennis Collins, seconded by Heidi White and passed unanimously.
- Discussion: The Board discussed the Roof Insurance Claim and updates. A workshop will be held at CPMG when claim is completed by Insurance Company to finalize the scope of work.
- Discussion: The Board requested CPMG to have WDR reevaluate the remaining 28 balconies and rank the next 7 that should be done this year. Also asked CPMG to have an additional bid.
- Discussion: John has sold ColoradoScapes and the new owner is Jake Willett. CPMG will meet with the Board and Jake Willett and walk the property.

Homeowner Topics: No Homeowners Present – Adjournment: adjourned at 6:50 PM

Next Meeting: April 19, 2017 if clubhouse available 6:00 PM



Minutes approved at the 4.19.17 Board Meeting