

**FRENCH CREEK TOWNHOME ASSOCIATION
BOARD MEETING
4136-D So. Mobile Circle, Aurora, CO 80013
7:00 P.M., September 8, 2008**

1. Call to Order. A quorum was established with Tereasa Harsh, Rory Sutherland, Linda Hirschfeld, John Sangi, and Marti Haygood. Brittney Johnson represented CPMG.
2. Homeowner's Forum:
 - Vladislav Litvinenko represented his uncle, Dimitri Tizon, to respond to a violation letter sent regarding a garage door panel needing repair and paint needing to be removed. Mr. Litvinenko stated that the paint had been removed. Brittney Johnson clarified homeowner's responsibilities to maintain the garage doors and explained that replacement of the garage door was not necessary, but that it was the home owner's responsibility to repair the damaged panel in the door. She gave Mr. Litvinenko contact information for contractor's that have repaired garage doors for other homeowners.
3. Approval of Board Meeting Minutes: Linda moved to accept the minutes for June 10, 2008. Rory seconded the motion. Motion carried.
4. Acceptance of Financial Statements: June, July and August, 2008 were reviewed. Tereasa moved and Marti seconded that the financials be accepted. Motion carried.
5. Old Business: Board directed CPMG to contact paint contractor who painted the siding where paint is peeling and obtain agreement to repaint those areas at no additional cost to the HOA.
6. New Business:
 - Board reviewed bids and accepted the bid submitted by PLM Asphalt and Concrete, Inc. Motion made by Linda and seconded by Tereasa. Motion carried.
 - Board reviewed proposal and authorized CPMG to have J. R. Handycraft, LLC. To proceed with repair of siding and gutter off front door of Unit 4200-B and to repair front porch railing on Unit 4210-B.
 - Board authorized CPMG to get a bid from J. R. Handycraft, LLC. for cleaning all gutters throughout the complex and gave provisional approval for them to proceed with that work provided the bid was in line with that of Sunrise Door and Trim, LLC.
 - Board reviewed bids to purchase and install handrails on Units 4156-A and F, 4168-A, 4176- A and D, 4196-A, 4198-D, and 4210-A. It was decided that wood handrails were too expensive and board authorized Brittney to obtain further bids
7. Manager's Report was presented in writing.
8. Next meeting: December 8, 2008 after the Annual Meeting.

Submitted by Marti Haygood.