

**111Main Street Condominium Association
Board of directors Meeting
April 27, 2010**

Those present were: Don Wagner, Amy Nakos (conference phone), Eric Nicholds and Gary Nicholds representing Basic Property Management.

Call to Order

The Board of Directors meeting was called to order at 3:00 PM.

Approval of Minutes

Don motioned that the minutes of the September 3, 2009 meeting be approved. Amy seconded the motion. The minutes of the previous meeting were unanimously approved.

Financial Report

Gary reported that Candy would not be able to attend the meeting due to a previously scheduled appointment. However, she did send a copy of the financials along with an e-mail explaining any significant variances. Gary asked if there were any questions. There was a brief discussion regarding the \$3,000 accrual for a bill expected from Western States. Gary thought this might be for Keith Nelson, form A Step Above Fire Protection, who repaired the sprinkler system in 2009. The bill from Keith was approximately \$300. Gary will get with Candy and get a clarification.

Don asked that Candy look into his dues payment situation. He was not certain how his paying ahead affected the accounts receivables.

There was a brief discussion regarding the net income. The numbers were reviewed and an explanation of the calculations was provided to show how the specific numbers were derived.

Don discussed the need to establish a reserve fund. He stated that the declarations require that such a fund be created. The association has never had one and so far has survived without one. However, it would be good to have a cushion. Don suggested that one way to create a reserve fund was to take those categories where the association was over budget and assess for that amount. He also mentioned possibly budgeting to have a certain amount of money moved into a reserve fund each month. Gary will speak with Candy and propose some possibilities for creating a reserve fund.

Don also brought up the need for a replacement fund for aged assets. Gary said this was a reserve study. If the association wanted to have an outside firm do a study they are not too expensive. Don continued stating that it is a good idea for everyone to have an idea

about future needs and what the possible costs might be. Everyone agreed that the association should have some kind of funds for planned for or unseen needs.

The report was unanimously accepted pending answers to the questions posed earlier.

Management Report

Gary addressed the following items.

Heat Tape: The issue with the electrical expense was resolved. It was discovered that the concern was with the heat tape. In 2008-2009 the tape was not turned on consistently thus accounting for the discrepancies that were seen when compared to this year's bills. Gary indicated that because of having some mild weeks the heat tape was turned off on several occasions to conserve energy.

Trash: Gary stated that on several occasions this winter the Town of Frisco plowed in our dumpster. Waste management called and we had to remove the snow. Because of the melting and freezing, we have had to do more chipping of ice build up than usual around the dumpster.

Lights: Several lights in the hallway were out and have been replaced. Gary also mentioned that he was investigating using compact fluorescent lights (CFLs) with motion sensors. Unfortunately, this has not worked out as originally planned. The motion sensors are more complicated, and costly, than expected. The ROI did not yield any great savings. We will still look at this but are not too optimistic at what we will find.

Grounds: Gary stated that Tim Coen from Greenscapes will be taking care of the flower beds as well as the irrigation system. Tim works for several of BPM's associations. Owners have been very pleased with his work, customer service, and his rates are reasonable.

The mechanical room will be cleaned out. There is a lot of refuse that has been left behind by workers. The concrete bumpers in the parking lot will be placed back in their original position. They have been moved by the plows during the winter.

Door Security Code: The security code will be changed on all the doors and the dumpster door. Don asked that we wait until later in the season to change the codes because of the number of renters that will be here. The code will not require the two numbers be pressed simultaneously.

Don asked that the door stop on the back door does not seem to function properly. Gary said he would look into it and make needed corrections.

Old Business

There was no old business to discuss.

New Business

Gary stated that a vacancy existed on the Board because of Mike Kerr's resignation. Unless there were other people under consideration, Gary suggested that he approach the new manager at Credit Union of the Rockies and inquire about his interest. Both Don and Amy agreed. Should this not work out we will look at other options.

Don asked that the chain on the garage door be lubricated.

Don also asked that we look at the roof cap over the front door. It is buckled and should be fixed. Gary and Eric said they would look into the cost of repairs.

Next Meeting Date

The next meeting will be Tuesday July 13, 2010.

Adjournment

The meeting was adjourned at 4:00 PM.