

City View Lofts Homeowners Association, Inc.
Annual Meeting Minutes
January 6th, 2020 @ 6:30p
1755 Central Street, Denver, CO 80211
Unit I

Introductions:

In attendance from City View Lofts HOA: see sign-in sheet
Representing HOA Simple: Kevin Lym

Call to Order: With a quorum being present, the meeting began at 6:37p

Old Business:

1. Notice of Annual Meeting sent to City View Lofts owners on December 26th, 2019
2. Minutes of prior meeting reviewed – December 19th, 2018 Annual Meeting
 - a. Motion by Mike, 2nd by Jeff & unanimously approved
3. 2019 Reserve Projects completed:
 - a. Landscaping redesign
 - b. Camera upgrades & additions

HOA Simple Report:

1. Outlined the Balance Sheet & Budget to Actual reports as of December 31st, 2019
 - a. Unanimously approved

2020 Budget:

1. Being no owners disapproving, the budget was ratified with no assessment increase
 - a. \$21,000 projected to transfer to Reserves (less expenses)

2020 Projects / New Business:

1. Discussed Reserve Expense Projects for 2020:
 - a. Fire system pump replacement (Martin Fire bid)
 - b. Carpet replacement
 - c. Stucco condition / painting
 - d. Door repair (north stairwell external door)

Election of Directors:

4 current Members re-volunteered as follows:

1. Jimmy Henderson (I)
2. Michael Koltak (F)
3. Jeff Spinzig (B)
4. Brian Cavanaugh (H)
 - a. Unanimously approved

Open Forum:

The following items were discussed:

1. Neighborhood developments
2. 2019 projects: chute cleaned

Next Meeting and Adjournment: There being no further business, the meeting adjourned at 7:35p