

**City View Lofts Homeowners Association, Inc.
Budget Ratification Meeting and Annual Meeting Minutes
January 9, 2017
1755 Central Street, Denver, CO 80211
Unit B**

Budget Ratification Meeting

Introductions & Call to Order

In attendance from City View Lofts see attached sign-in sheet; representing HOA Simple was Sam Smith. A quorum being present, the meeting was called to order at 6:36 PM.

Proof of Notice of Meeting

Sam Smith reviewed the notice of meeting sent to homeowners on December 27, 2016.

Ratification of 2017 Budget

The 2017 Budget was ratified with a 6% increase in monthly assessments. Motion made Spencer Ross, seconded by James Henderson and unanimously approved.

Adjournment

There being no further business, the meeting adjourned at 6:42 PM.

Annual Meeting

Roll Call

In attendance from City View Lofts see attached sign-in sheet; representing HOA Simple was Sam Smith. A quorum being present, the meeting was called to order at 6:43 PM.

Proof of Notice of Meeting

Sam Smith reviewed the notice of meeting sent to homeowners on December 27, 2016.

Reading of Minutes of Preceding Meeting

The minutes from the December 1, 2015 Annual Meeting, the February 8, 2016 Budget Meeting and the August 24, 2016 Special Meeting were reviewed and approved.

Election of Directors

Directors were elected by acclamation as follows:

- Michael Koltak, Unit F
- James Henderson, Unit I
- Jeff Spinzig, Unit B

New Business

Roof leaks into Unit J were discussed. Spencer Ross asked the Association to consider replacing the roof above Unit J.

Motions

1. To approve the minutes from the December 1, 2015 Annual Meeting, the February 8, 2016 Budget Meeting and the August 24, 2016 Special Meeting. Motion made by Spencer Ross, seconded by James Henderson and unanimously approved.

HOA Simple Tasks

1. Have Premier Building Services fix the light in the hallway outside of Unit J.
2. Ask KONE to look at elevator door and elevator close door button.
3. Have C3 Group inspect the roof for hail damage.

Adjournment

There being no further business, the meeting adjourned at 7:31 PM.