

City View Lofts Homeowners Association, Inc.
Annual Meeting Minutes
December 19th, 2018 @ 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 6:39p

Old Business:

1. Notice of Annual Meeting sent to City View Lofts owners on December 3rd, 2018
2. Minutes of prior meeting reviewed – December 14th, 2017 Annual Meeting
 - a. Motion by Spencer, 2nd by Jim & unanimously approved
3. 2018 Reserve Projects completed:
 - a. Elevator Repairs, Stucco Repairs + Caulking & Balcony Railing Painted
 - b. Paid 2 of the 3-year insurance Package Policy renewal to lock in lower rate

HOA Simple Report:

1. Outlined the Balance Sheet & Budget to Actual reports as of November 30th, 2018
 - a. Unanimously approved

2019 Budget:

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

2019 Projects / New Business:

1. Discussed Reserve Expense Projects for 2019:
 - a. Enhancement Ideas: upgrade to elevator cab; update and expand camera system; exterior signage & plaque; entryway (table & flooring); exterior lamp posts

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. Reminder for trash & recycling: break down boxes & bag all trash

Next Meeting and Adjournment: There being no further business, the meeting adjourned at 7:10p