

**University Courts Condominium Association
Board of Directors Meeting
February 6, 2016**

Notice of Meeting

The General Session meeting of Board of the University Courts Condominium Association was held on February 6, 2016 at 706 S College, Fort Collins, CO.

Directors Present

Dale Becker – Vice President
Sue Wedryk – Treasurer
Paul Thibert – President

Poudre Property Services

Becky Stewart, Community Manager

Call to Order

Dale Becker called the meeting to order at 10:05 a.m.

Homeowners Forum

Reba Greenlee manager for two units attended the meeting.

Guest – Bobby Rose – Security & Sound Design

Bobby Rose presented a proposal for a camera to be mounted on the building to help detour vandalism and dumping of furniture at the trash enclosure. The camera would record 2 weeks of activity that can be viewed on internet by members and management. The cost for one camera is \$1,338. The board thanked Bobby for attending and would take his proposal under advisement.

Review of the Draft Annual Meeting Minutes

The board reviewed the annual meeting minutes which were presented as a draft and will be approved at the next annual meeting in November 2016.

Approval of the Minutes

A motion was made and seconded to approve the meeting minutes of February 7, 2015.

Motion passed unanimously.

Financial Report

The board reviewed the December year-end financial. There is \$13,797 in the checking account, and \$25,168 in the certificate of deposit account. The HOA was favorable to budget with income and expenses. The HOA was able to save \$5,403 to reserves per 2014 budget.

The transfer of monies at closings of \$250 per home was not transferred to the reserve savings as approved to be transferred at the end of year. Management will check with accounting and make sure this is completed and reflected in the January financials.

A motion was made and seconded to accept the December 31, 2015 financials. Motion passed unanimously.

The board reviewed the delinquency report. The board agreed to follow the collection policy with sending demand letters, filing of liens and proceed with collection attorney if needed.

Budget

The Board discussed the 2016 budget that was mailed to the membership and approved in November. The budget for major improvements is \$7,575 for 2016. The board would like to review other options for insurance as the premium will be \$2,000 more in 2016 than anticipated.

Roof Leaks

A board reviewed the recent invoice for roof repairs at A 303 and C304 following rain-snow storm in January. Reba Greenlee stated that the roof still leaks at C304 following the repair and that Professional Roofing will be going inside the unit to find out why it is leaking. The board would like a roof check in the spring. All roof repairs are to be allocated from the major improvement account.

Snow Removal

The board noted the east side of the building may have not been plowed. Ross with Emerald Isle reported that sometimes vehicles may have not been moved and that he would go out again as needed.

2016 Project

The board will be looking into concrete repairs as needed.

Camera

The board agreed to not purchase cameras as it is not within budget and may not be a good means to detour vandalism and dumping of large items at the enclosures.

Adjournment

There being no further business to come before the board, the meeting adjourned at 11:30 a.m.