

**OSPREY RESERVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 21, 2009**

I. CALL TO ORDER

The meeting was called to order at 10:05 a.m.

Board members Richard Neslund, Walt Jones and Larry Astor were present. Kevin Lovett and Peter Schutz present on behalf of SRG.

II. OWNERS FORUM

The meeting notice was posted on the website. Aside from Board members, there were no owners participating in the meeting.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 2-13-09 Board meetings were approved as presented.

IV. FINANCIAL REVIEW

Kevin Lovett presented the following Treasurers report:

June 30, 2009 close financials Balance Sheet reports \$4214.74 in the Alpine Operating Account and \$30,602.05 in the Alpine Reserve Account.

The June 30, 2009 close P & L reports total operating expenses are \$307.13 under budget year to date.

Cash flow is much improved! All reserve contributions have been caught up for the year and are on track.

A/R – Unit 2932 is 60 days behind; late fees are being assessed. All other owners are current. Units 2916 and 2924 have updated their auto dues payment amounts.

V. MANAGING AGENT'S REPORT

Kevin Lovett reported on the following items:

Complete Items

-Painting 2936/2934 2932/2930 2928/ 2926

-Caulking all exterior gaps all bldgs.

-“Cleaned up” wiring on exterior of bldgs. SRG is investigating the cutting off some of the length of the ground of unit 2902 to prevent any tripping hazard.

Report Item

In unit boilers – A concern surfaced re the in unit boiler design. Breck Mech came to unit 2918 to inspect and stated that they had concern with the design. Future potential issues may arise re wood floors buckling. Bear contacted Tim Crane re the statement from Breck Mech re bad design of system. Tim Crane recommended that we call George T

Sanders (local plumbing supply co) and get a rep to inspect. The George T Sanders rep confirmed the Breck Mech theory and stated that the units should have a 3 pump system (not a 1 pump system like what is in place). The George T Sanders rep gave us the recommended temp and pressure settings and gave us info for a “checklist”. SRG has gone through each unit (that we have access to) and completed the check. We also had 5 responses from owners stating that they would like to take Breck Mech up on their PM inspections. SRG has made corrections to settings; found one unit with 0 pressure and notified owner who then called Breck Mech. SRG will complete inspections every 6 mos. SRG will also check to see if the drain piping “T” design is permissible by code (the “T” is where the boiler relief drain meets the hot water heater relief drain and then both run into floor drain.

Landscape update

- Mulch addition complete including irrigation line burying and dirt addition
- Removed tree stakes and wires
- Weed spraying and pulling
- Irrigation repairs – there was a malfunction of a zone feeding the irrigation to units 2934 and 2932. Parts had to be ordered. Temporary hose and watering system set up in the meantime. Also had irrigation malfunction behind 2906/ 2908; temporary hoses in place and repairs on order.
- Concrete stains from fertilizer – the organic fertilizer used (many owners have requested this due to their pets) is high in iron. Some fertilizer got on the concrete, it rained and left rust stains. The landscapers are applying a concrete cleaning product (recommended by Colorado Cutting and Coring for cleaning concrete) to remove stains. SRG will contact Columbine Concrete to determine if they have any suggestions to remove the spots or options to cover the spots.

VI. OLD BUSINESS

There were no old business items

VII. NEW BUSINESS

A. 2009 Annual Owner Meeting

Schedule Date- August 29, 2009, 5:30 pm Raven Clubhouse

Notice will be sent 30 days prior to meeting; the notice will also request owner email addresses. The Member Education presentation will be a discussion insurance and personal liability requirements/ recommendations for individual owners.

B. Unit access – the Board instructed SRG to complete a mailer to all owners requesting access. The Board strongly recommends that owners provide the Association with either a key to their unit or a code to the garage door for emergency and maintenance purposes.

C. Glycol check in unit boilers – SRG instructed to have the glycol checked in all units this Fall. It was noted that the completing of this project in the owner’s units is a good incentive to provide SRG with access to the individual units.

D. Smoke Detector battery change – SRG was instructed to change all of the in unit smoke detector batteries. It was noted that the completing of this project in the owner’s units is a good incentive to provide SRG with access to the individual units.

E. Electric power box at entry – SRG instructed to determine if the electric power box at the entry to the complex belongs to Osprey Reserve. SRG also to find out if it is active and what it is for. If not being used, it should be removed.

F. Window Wash – SRG will obtain a price for window cleaning and send a mailer to owners offering a preferred window washer and rate.

G. Water meters – A local contractor is offering to change out / install water meters. SRG will contact the TOS to inquire on the following:

How does the TOS read water usage now?

Is the meter install for remote reading?

When is the cut off date for free install?

Will the TOS require the change out / install?

Will the new meter “report” a leak?

It is believed that there is one meter for the entire complex (including irrigation) which is billed equally across all units.

VIII. SET NEXT MEETING DATE

The next meeting will be with the Owners and the Annual Owner meeting.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 11:35 p.m.

Approved By: _____
Board Member Signature

Date: _____