

**DRAKE LANDING CONDOMINIUM ASSOCIATION
SPRING WALK THROUGH & BOARD OF DIRECTORS MEETING
May 12, 2006**

A Spring Walk Through and Board of Directors meeting for the Drake Landing Condominium Association was held on Friday, May 12, 2006. Following the site walk through, the meeting convened in President Silengo's unit in Building B at 11:08 a.m. Directors Tom Silengo and Bren Davis were present, and Barb Walter, Daniel Vlcek, Ron Vautour, Scott McCrory, and Pat Rice attended from Wildernest Property Management (WPM).

WALK THROUGH FOLLOW-UP

Directives made during the walk through were reviewed as indicated on the checklist (see attached). Additional maintenance directives were given as follows:

- No maintenance or repairs are preauthorized in Mr. Silengo's rental units unless it is an emergency, such as to stop a leak.
- A WPM proposal to change all the batteries once each year for \$5.00 per smoke detector was declined. Changing batteries in the smoke detectors are the homeowners' responsibility, but individual homeowners may hire WPM for this task.
- Owners may be notified of the various services available through WPM.
- Mr. Silengo still has not received any communication from Complete Fire Protection regarding the instructions and signage for the fire sprinkler systems. Building B has copper pipes and glycol is used as the antifreeze, but the other buildings require using glycerin. If these products are mixed accidentally, the systems will be damaged. It is imperative proper signage be in place as soon as possible, and if necessary, another contractor should be engaged.
- A proposal for landscape maintenance for \$7461.00 from Neils Lunceford (NL) was considered, and the Board approved the deep root feeding and pruning of installed trees and shrubs, spraying weeds in August, and winterizing evergreens in the fall. Mr. Vlcek will get a revised proposal from NL.
- WPM should aerate and fertilize the grasses.
- The landscaping must be maintained, i.e. the numbers of plantings originally installed. NL should be asked to bid replacing any dead trees, to include a new warranty, and adding cottonwoods to the parking area by the hot tubs.
- The high snow stacks covered and damaged some trees. Snow should be hauled away sooner in the future to prevent or limit damage to landscaping.
- The Turner Morris proposal for roof repairs above D-10 was taken under advisement. Mr. Silengo will investigate further before a decision is made.
- WPM's Repair & Maintenance Department's proposal for interior repairs at unit C-9 for NTE \$1250 was tabled until it is confirmed that no additional roof repair is needed.

RULES AND REGULATIONS

The proposal previously submitted was reviewed and directives given for amendments required by the provisions of the Declaration.

ACTION TAKEN: The draft Rules and Regulations was approved, as amended, and will be sent to owners and posted on the website.

The Board reviewed a proposal to adopt certain policies per the requirements of Colorado statute governing homeowners associations amended in June of 2005 and referenced as Senate Bill (SB) 100. The seven mandatory policies include: Adoption/Amendment of Procedures, Board Member Conflict of Interest, Examination of Records, Collection Policy, Conduct of Meetings, Enforcement of Covenants, and Investment of Reserve Funds.

It was noted that many of the provisions enumerate policies heretofore followed but not clearly stated. The intent of the written statements is to assure owners understand the workings of the Association and how to obtain access to all documents. All required documents are posted on the Association's website at www.wildernesthoa.com, and the new policy statements will be added upon approval.

ACTION TAKEN: The Policies and Procedures proposal was approved and will also be sent to owners and posted on the website.

MANAGEMENT AGREEMENT

There were no questions or amendments to the proposed management agreement submitted to the Board last November.

ACTION TAKEN: The Service Management Agreement proposal submitted by WPM was approved and executed by Mr. Silengo.

ADJOURNMENT

The meeting adjourned at 11:52 a.m.