

**EL POSADO CONDOMINIUM ASSOCIATION  
625 Pennsylvania Street, Denver, CO 80203**

**BOARD MEETING  
May 10, 2007**

**PRESENT:**

Ian Brown, Ryan Chisholm, Joe Martell, Ernie Peters, Charlene Wilbar, Resident Manager, and Anita Sherrill w/ Sargent Real Estate

**ABSENT:**

Armond Azharian, Josh Holle, Melodie Sheisme and Cameron Wilhelm

The meeting opened at 7:05 PM in the El Posado Recreation Room.

**MINUTES:**

The minutes from the April 10th meeting were emailed out prior to the meeting. M/S/C that the minutes be approved as presented.

**FINANCE REPORT:**

Ian gave the finance report. The April balance sheet looks very good this month.

**MANAGERS REPORT:**

Charlene reported on the following issues:

- It was noted that Moore Pest did not come back for a second spraying of the first floor.
- Charlene purchased some chairs for the recreation room.
- Charlene contacted a couple companies that service fire alarms to submit bids. Complete Fire Protection, Inc. and Metro Fire Detection were both contacted. However, Charlene was given the impression that neither company is even interested in visiting our building to give an estimate. She feels that we should go with J.D Davis's earlier quote.
- Lawn Doctor has been treating the lawn and the sprinkler system has been turned on for the season.
- AC Mechanical was here and turned on the air conditioning today (May 10<sup>th</sup>). Apparently the water lines were not drained properly last fall and some lines had to be repaired.
- The swimming pool has been acid washed to clean the tiles. The pool will be up and running by May 15.
- The new lights have been delivered, with installation beginning on the 6<sup>th</sup> floor and working their way down each level.
- Charlene requested some direction on what action the board wants to take on the courtyard fencing. A line item was placed on the budget for fence replacement. It was decided to discuss this at a later date.

**OLD BUSINESS:**

**BOILERS**

The boilers are set to be shut down for the summer. Ernie has found an engineer, Brandon Thompson w/ Thompson Engineering whom he is impressed with. He has experience with similar projects. Brandon's proposal will be discussed further at the Boiler Committee Meeting on May 22nd.

**NEW LIGHTS**

The lights are being installed. Rather than keeping and storing all of the old light fixtures, a motion was made to dispose of the old lights as they are replaced with the new. Ian Motioned /Ryan Seconded/ Carried.

### **FIRE UPDATE**

The insurance premium has been paid. At the present time we have received a portion of the claim payment and upon completion of the restoration by ICA, we will receive the remainder of the insurance money.

### **STORAGE AGREEMENT**

Mike Roads responded to our concerns regarding the new storage unit leases. He said that the current lease is satisfactory, except for paragraph 5. It was decided to make a final decision upon using the contract once Cameron has had a chance to review Mike's letter. We will discuss this at future meeting.

### **NEW BUSINESS:**

#### **SLIP/FALL CLAIM:**

Josie Self has filed a claim with our insurance regarding her slip and fall on our sidewalk last winter. Charlene had taken pictures of the sidewalk in the event that this would become an issue. Anita informed Charlene that the insurance may contact her for copies of those pictures.

#### **SECURITY SIGN**

Anita provided a copy of the new security sign. The sign will read:

SECURITY  
EL POSADO IS A SECURE BUILDING  
VISITORS MUST CONTACT RESIDENT TO GAIN  
ACCESS TO BUILDING  
RESIDENTS MUST NOT ALLOW ANYONE  
THEY DO NOT KNOW INTO THE BUILDING  
CONTACT RESIDENT MANAGER IF  
ASSISTANCE IS NEEDED

The design of the new sign will match the existing entryway signs. Once the sign is delivered, Charlene will install one at both entrances.

#### **INSURANCE**

Insurance renewal is coming up in June. Anita has talked to our insurance provider about seeking out bids for the building. She will have more information next weekend.

#### **BED BUGS**

Discussion was held on the first floor bed bug problem. Currently, there have been bugs reported in Units 103, 105, 107 and 108. Ian is not impressed with Moore Pest Control. Anita said that another vender they've used is Colorado Pest Management Co. Mike Roads has suggested that we hold a meeting for the residents of the entire first floor and explain to them the seriousness of the situation. Anita will write letters to: 1) notify all owners on first floor and educate them on the bug problem; 2) due to the seriousness of this the Board will pay to treat and we will reimburse those that have already paid; and 3) if you choose not to participate now and you get bed bugs later, it will be at your expense. Once letters have been sent out, Charlene will follow up with residents prior to the treatment.

Next meeting will be June 12, 2007 at 7:00 PM.

Meeting was adjourned at 8:17 PM.

Respectively submitted.

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Joseph Martell  
Secretary