

**TORREY PINES
HOA BOARD MEETING
8/20/2009**

Board Members Present:

Jon Rodgers
Jim Schwieder
Debra Cook
Charlotte Mitchell

Earl Johnson – Western States

Jim opened the meeting requesting a motion on the minutes from the July meeting. Jon made a motion to accept the minutes as written and Charlotte seconded the motion. Motion carried.

A final report from the independent accounts was provided for review by the board. It will then be posted on the web page.

Jim stated that we had had a discussion last meeting concerning a special assessment that would include:

Painting Both Buildings	\$60,000.00
Pool Compliance	\$ 8,700.00
Carpet Replacement (A/3 rd floor)	\$15,000.00
Insurance Deductible/Depreciation	\$15,000.00
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Total	\$98,700.00

With a breakdown of 2 bedroom units figured at .0092 for \$901 and 1 bedroom units figured at .0062 for \$607. Earl then stated that the Alligator, the company that would do the pool work, would let the association make payments and the \$8,700 did not need to be included in the above total, bringing the total down to \$90,000. Earl then said that he is also in discussion with a representative from Diamond Vogel Paints to see if we cannot get the paint for free or at least at a discount. Until he hears back from him this will be on hold, for we need exact amounts prior to approving any special assessment.

Jim then opened the floor for discussion. Mike Myers from building A 3rd floor asked how much was in the reserves and Earl said there was \$0. This then opened the floor to mass discussion, name calling, yelling, talking over each other and general disintegration of the meeting. Debra tried to get the attendants to abide by normal meeting procedures. Did not work. Jon then stated the rules very explicitly about needing to be recognized by the president, not talking over each other, not interrupting a speaker. Jim then started by acknowledging first speaker.

Some concerns raised: Mismanagement – need new management company (Mike Myers stated he would manage property), people could not afford an extra \$600 or \$900 out of budget – barely making ends meet now. What were they to do – go without food? Lose home? The cockroach problem was a major concern and attendants felt that this should be controlled first, prior to doing a special assessment because people trying to rent their units couldn't with cockroaches running around. Intense discussion followed.

It was finally decided that Earl would see if he couldn't get the City of Aurora Health Department involved, so that the exterminator could get into units that the owners/renters were denying access to. A list of volunteers was taken from the attendants for them to start collecting names, numbers, units from those willing to grant access or leave a key with for access to spray. The special assessment will be discussed at the next meeting when more information is available.

Jim then turned the floor over to Earl to cover the financial area. Earl said that the association had to look at one major expense in the future – re-running the hot water recirculating lines on all floors – it is starting to leak and it will have to be replaced – he said that one option, instead of jackhammering up every floor in every unit was to run totally new line (on ceiling?) and then cover it. There is \$31,000 in the reserves but it is solely for unit 206B – to get it back up to speck from the fire. Earl then covered the items on the YTD budget of what was in line and what was over. He then went on to cover the delinquencies – there is \$25,000 owed yet in delinquencies. He then brought up that the Insurance company had concerns about four items –

- the balusters on the stairwells (need narrower opening so that children could not get their heads stuck between uprights);
- The lint traps/clean outs in the laundry rooms;
- The tree growing up in the corner of the courtyard too close to building;
- Small areas of asphalt repair.

Jim then opened the floor for *new* items. Agnes said that there have been people in the swimming pool as late as 2:30 in the morning – she was told that she needed to call the police for people trespassing. Faye then brought up her concern about the new grass/sod that had been laid was dying – Earl said that the sprinkler line was broken and the landscape people were coming in Friday to repair it. He also stated that the City of Aurora was going to come back and replace the sod that they had laid that had since died due to lack of water (City had turned that section of sprinklers off and didn't turn back on – now on.) Earl went over the list of volunteers and said that after his meeting with the City of Aurora's Health Department, he would get a hold of them and let them know what the next step would be. No further discussion. Charlotte made a motion to adjourn the meeting, Jon seconded, motion carried.