

**Minutes of Gold Run Board Meeting  
February 24, 2010**

- 1. MEETING CALLED TO ORDER: In attendance:  
Terry Norton, Don Heath, Thomas Cook, Laura Viola,  
Greg Sherwin.  
Absent: No one.**
  
- 2. MINUTES OF THE MEETING OF January 27, 2010  
were read. Motion by Greg Sherwin, seconded by Don  
Heath, motion passed.**
  
- 3. Minutes of February 8, 2010 Special Meeting were read,  
Greg Sherwin has input from attorney to be shared with  
board. Approval of minutes was deferred until the next  
board meeting.**
  
- 4. REPORTS OF OFFICERS:**
  - Audits or reviews were discussed recommended to  
use Kent Beickle to do a review for 2007 an audit  
for 2008 and a review for 2009.**
  - Tax return for 2009 have proposals from 2 CPA's  
- Auditor had recommended 2 board signatures  
on all checks.**
  - Laura requested that invoices are attached to checks  
at time of signature.  
Motion by Terry Norton to have Greg Sherwin approve  
the CPA who does the taxes and the auditor who  
prepares the reviews for 2 years and the audit for 1 year,  
Thomas Cook seconded the motion, motion carried.**
  
  - Financials through January 31, 2010 were reviewed.  
Net operating revenue including reserve revenue through  
January 31, 2010 was \$29,626.  
Greg Sherwin presented a detailed Treasurer's report.**
  
  - Reserve study "Do it yourself kit" was discussed at a cost  
of \$349. Greg made a motion to order the kit. There was**

**further discussion as to review other options.**

**5. OLD BUSINESS**

**A] Status of bids for Fire Safety Report.**

**Reviewed several bids from Safety Engineers and interviewed 2 of those companies.**

**Terry Norton made a motion to approve**

**Glenn Saraduke of Saraduke Technical Services, Inc. cost to run between \$6,000 to \$8,000.**

**Motion was seconded by Thomas Cook, motion was unanimous.**

**B] Status of fireplace inspections. 293 of 363**

**have been inspected. A letter will be sent to Units requiring fireplace inspection be completed by April 1, 2010**

**C] Update on Health Club Staffing.**

**Health Club Manager role was taken on by the HOA Manager. New job descriptions were thoroughly reviewed for the day shift and the night shift.**

**D] SB89/SB100 Laura Viola indicated that 6 of the 10 items are ready to send to the attorney. The balance will be completed as time permits.**

**E] Bike Racks for Bldgs A, B, C, D and E update.**

**Bid came in significantly higher than budgeted. Additional bids will have to be obtained.**

**F] BBQ relations committee will be meeting when Greg Sherwin returns from vacation.**

**G] Update on Architectural Proposals for K104.**

**Plumber was able to relocate the bathroom vents 3' away from adjoining window.**

**Motion to approve change by Laura Viola, seconded by Terry Norton, motion passed.**

**H] Anti-Siphon Valve Installation [Back flow valves].  
Bid was reduced to \$22,100. Additional bids will be obtained.**

**6. NEW BUSINESS**

**A] Gold Run HOA e-mail list.**

**Terry Norton discussed owners e-mail list.**

**Motion by Terry Norton to e-mail notices and replace US mail, seconded by Thomas Cook, motion passed.**

**B] Mark-up of conduct of Meetings Policy.**

**Discussion has been postponed.**

**C] To set up meeting with attorney after next board meeting.**

**D] Greg Sherwin asked for Ok to talk to attorney about rules violations.**

**7. ADJOURNMENT OF MEETING**

**Motion to adjourn meeting by Terry Norton, seconded by Greg Sherwin, motion passed.**