

Minutes of Gold Run Board Meeting
May 26, 2010

1. MEETING CALLED TO ORDER: In attendance:
Terry Norton, Don Heath, Thomas Cook, Laura Viola and
Greg Sherwin.
Absent: No one
3 owners were present.
2. PROOF OF NOTICE OF MEETING: Notice was posted
6 days in advance on the Health Club door and building entries.
3. MINUTES OF THE MEETING OF April 28, 2010
were read. Motion to approve minutes by Laura Viola, seconded
by Terry Norton, motion passed unanimously.
4. REPORTS OF OFFICERS:
A]. Treasurer's report was presented by Greg Sherwin. Audits for 3 years have
been received, 2 years are being reviewed by Greg and Dave.

-Financials were reviewed through April 30, 2010.
Net operating revenue including reserve revenue through April 30, 2010 was
\$29,884.
Motion was made by Greg Sherwin to approve the Financials, seconded by
Thomas Cook, motion passed unanimously.
5. OLD BUSINESS
A]-Bike racks report was updated by Thomas Cook. An order
has been placed for the bike racks to be in black powder coating.

B]-Backflow Preventor bid received from 3 contractors.
A motion was made by Terry Norton to approve Barday
Heating and Plumbing for a cost of \$39,505. Motion was
seconded by Thomas Cook, motion passed unanimously.
Will check with CPA and see if this qualifies as a capital
expense.

C] Asphalt Maintenance proposal was presented by Laura Viola.
-Major deteriorated areas on Springdale, buildings M, H and the driveway to
buildings E-C-B-A are caused by poor drainage not subsurface instability.
Repairs to these areas should be postponed until we can get a bid and budget for
drainage improvements in 2011 and 2012 rather than do the repairs now and have
the surface deteriorate again. Needs concrete drain pans, which will double the
cost of the repairs. Building M and spots on Springdale Lane need surface raised
to allow runoff or possibly water can be directed somewhere else besides onto

pavement. Building H-G may be puddling due to drain clog or some other solution needs to be devised.

- The total of the proposal is \$18,510 plus \$1,500 to remove and replace asphalt from bldg M lot. 2010 budget has \$10K from reserves and \$3200 remaining from operating budget for repairs. So we will be \$7k over budget plus cost of skim patching for the remainder of the year.

This proposal includes seal coating and restriping all lots and crack fill.

- Will eventually need skim patching on H-G and the bad areas on Springdale and E-B-C and the cost for that will be over and above this proposal.

- Bldg M repair. Asphalt refilling could be added if the surface is raised so the water drains off to prevent puddling preventing further damage.

- Motion by Terry Norton to approve \$20,000 for seal coating, restriping and crack fill, and also repairs to M if the contract confirms that it can be filled high enough to prevent further water damage, seconded by Thomas Cook. Motion passed unanimously.

D] Siding replacement and painting.

- 4 bids were received to complete siding and repaint Buildings B and C. \$10K has been spent so far replacing damage siding on Buildings B and C and one side of Building A. 2010 budget did not include siding replacement, \$48K was proposed to repaint A, B and C. It is recommended that we defer completion of siding repainting of Building A until 2011 budget, and spend the remaining 2010 budget on completing Buildings B and C. We need to explore further the feasibility of replacing cedar siding with Hardee Board and we can decide by next year if we want to try that on Building A. Motion to approve the bid from Christy Construction for replacing damaged siding and re-painting of buildings B and C at a cost of \$34,020 was made by Terry Norton, seconded by Thomas Cook. Motion passed unanimously.

E] Boulder Car Share Proposal.

There was lengthy discussion about the car share proposal. A company representative was on hand to explain the process. A motion was made by Greg Sherwin to assign one parking space and have the agreement on a trial basis for 2 years. the motion was seconded by Terry Norton on the condition we would check with our attorney about assigning one parking space. Motion was unanimously approved.

F] Architectural Proposal for combining C104 and C103.

Plans and an engineering report were approved by the Board at the April 28, 2010 regular meeting. An amended proposal was presented making some changes to the proposed bathroom configurations. Motion to approve the amended plans was made by Terry Norton, seconded by Thomas Cook. Greg Sherwin abstained from voting because it is his proposal. Motion passed unanimously by remaining board members.

6. New Business

A] Barbecue Hearing and recommendations.

Review of the hearing that was held on May 17, 2010 at 6:00 PM. There were 3 incidents that were reviewed by Terry Norton and Laura Viola. One owner, 1 tenant and an owner representative attended the hearing to appeal the notices of violation. It is recommended that the fines for 2 of the violations be deferred for 1 year and if no other incidents occur the fines will be cancelled. One violation should be withdrawn or cancelled because the owner provided evidence that the unit was unoccupied at that time and we have no possibility of determining who the violator was to proceed against them. Motion by Terry Norton to approve the recommendations as summarized, seconded by Greg Sherwin, motion passed unanimously.

B] Request to hire 2 additional maintenance personnel for 3 months at a cost of \$10.5 K, which will be taken from funds not being spent on a health club manager, in order to catch up with the backlog of landscaping that is needed. Motion to approve by Terry Norton, seconded by Thomas Cook, motion passed unanimously.

C] A proposal was received from Greg Sherwin regarding pex tubing for a cost of \$6,000. in one bldg on a trial basis. Motion was tabled.

D] A proposal was made to change the noise violation rules to be an automatic fine after 10pm. This proposal will be debated and voted on at the next regular board meeting in June.

E] A proposal was made to look into Hardee Board for building A and determine the cost and benefits. Bids will be obtained and review the cost.

F] Different sign designs were reviewed for “no smoking” to be installed in each entry hallway. A design was approved for a cost of \$7.99 per sign plus shipping. Total number of signs ordered 84 signs for a total of \$671.00. Additional stainless steel signs will be considered for outside entry locations as soon a sample can be obtained. Motion was made by Terry Norton to approve the interior signs and seconded by Laura Viola, motion passed unanimously.

G] A proposal was made by Greg Sherwin from Urban Water Conservation. Greg requested 6 hours of time to prepare a report on our sprinkler system at a cost of \$600. A motion was made to approve the report by Greg Sherwin, seconded by Laura Viola, motion passed unanimously.

H] A working session was scheduled for June 9, 2010 at 6pm at Greg Sherwin's place.

Other items in which reports were provided included:

1. Status of Fire Safety Report
 2. Status of Fireplace Inspections
 3. Status of Gold Run Financial Audit and Reserve Study
 4. SB89/SB100 Policy and Procedures
 5. Gold Run HOA email list
6. Adjournment of meeting. Motion by Terry Norton, seconded by Laura Viola, Motion passed unanimously.