

**Minutes of Gold Run Board Meeting
April 28, 2010**

- 1. MEETING CALLED TO ORDER: In attendance:**
Terry Norton, Don Heath, Thomas Cook, Laura Viola,
Greg Sherwin.
Absent: No one.
4 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 March 24, 2010**
were read. Motion to approve minutes by Terry Norton, seconded
by Greg Sherwin, motion passed unanimously.
- 4. REPORTS OF OFFICERS:**
 - A. Treasurer's report was presented by Greg Sherwin.**

-Financials were reviewed through March 31, 2010.
Net operating revenue including reserve revenue
through March 31, 2010 was \$61,744.07.
Motion was made by Thomas Cook to approve the
financials, seconded by Terry Norton, motion passed
unanimously.
- 5. OLD BUSINESS**
 - A. Status of Reserve Study and Quotes on External Reserve Study.**
Seven companies have bid on conducting a full reserve study and updates
every 2-3 years. After extensive discussion a motion was made
by Greg Sherwin to approve an initial reserve study not to exceed \$5,000
and to select and hire a company by the following Wednesday. Motion was
seconded by Terry Norton and motion passed unanimously.
 - B. Bike Racks for Bldgs A, B, C, D & E update.** Thomas Cook
explained that the new goal was to try to bid only on footings and
fewer locations. Also looking at wave rack to bring costs down. Ball
park figure for 5 locations for a total of 45 spaces is around \$4,000,
which is fewer spaces than the approved plan but more in line with the
budget.
 - C. BBQ relations enforcement committee report.** Owners feedback request
is on hold pending completion of a broader owner communication letter so
that we don't need two mailings.

D. Anti Siphon Valve Installation. Bids have been received from 3 plumbing companies. Since the bids are based on variations in the specs revised bids based on the same specs for each will be obtained and final recommendation will be made by the next board meeting.

6. NEW BUSINESS

A. Architectural Proposal for modifications to C103 and C104
Greg Sherwin proposed combining C103 and C104.

To be provided: The engineer's letter regarding feasibility of the construction plan provided to the City to be addressed to Gold Run also, a copy of an insurance certificate for proof of insurance and if possible the certificate to name Gold Run as insured and a copy of the building permit. Contractor to be licensed, bonded and insured.

Motion by Terry Norton to approve combining C103 and C104 seconded by Thomas Cook, Motion was approved. Board members in favor included Terry Norton, Thomas Cook, and Laura Viola, Greg Sherwin abstained since it's his proposal, and Don Heath also abstained stating that he didn't have enough information to vote.

B] Initial discussion on Boulder Car Share. A thorough discussion was held explaining how it works.

C. Mark-up of Conduct of Meetings Policy was tabled.

D. Proposed windows for A206. Board reviewed the 3 proposed Windows of which 1 is a replacement window which is 1' lower to Match the other new north facing windows. There are two new window Where none existed before, Motion by Terry Norton to approve windows provided we receive amended proposal stating that the work will be done per code and proper support over the new windows will be constructed, seconded by Thomas Cook, motion was approved unanimously.

E. Significant asphalt and siding expenditures.

- 1. Proposed asphalt maintenance and repair, including touching up cracks, seal coating, reconstruction and striping** was reviewed. The proposed cost exceeds budget by \$26,000, Laura will work with Dave and the contractor to come back with a revised proposal.
- 2. Proposed completion of exterior siding replacement and repair for Bldgs A, B, and C.** We are in the process of obtaining bids for these buildings. Our on site maintenance workers have done an extensive amount [current cost around \$10,000] and the balance needs to be completed by an outside contractor. We do not have the

ability to safely access the creek side of the buildings and the crew is needed to begin spring landscaping work.

F. Owner raised concern on personal safety practices by Gold Run staff. Board and Management addressed concerns immediately. Discussed why the maintenance Crew are Gold Run employees rather than FPM employees, which is due that FPM doesn't employ maintenance workers.

G. Status reports were attached included fire safety report, fireplace Inspections, financial audit, SB89/SB100 Policy and Procedures update, Gold Run e-mail list,

7. ADJOURNMENT OF MEETING

Motion to adjourn meeting by Terry Norton, seconded by Laura Viola motion unanimously approved.