

**DRAFT**  
**Leisure Village Condominium Homeowners Association**  
**2014 Annual Home Owners Association Meeting**

**Location:**

Peak Property Management  
3424 Stanford Road  
Fort Collins, Co 80525

**Date:** Thursday, January 15, 2015

**Time:** 6:00 P.M.

**Establish Quorum:** 50% of Ownership shall be present. Four in person, four by proxy.

**Call meeting to order:** 6:07 p.m.

**Minutes:** Todd Eoff made a motion to accept the 2013 Annual minutes with James Cook's nomination amended, Larry Seconds. Approved by consent.

**Management Report:** The roofs at Leisure Village were damaged by hail in June 2014. The first roofer said there was not enough damage. The second roofer said there was enough damage for a claim. The adjuster agreed, the insurance company sent \$24,000.00 for the replacement of three roofs. Work will be organized for the Spring 2015. Management will work with roofer and hopefully no extra funds will be needed to cover the cost.

**Budget Report:** A budget work session took place on November 11, 2014. Budget was ratified. There was a \$20.00 increase to our monthly dues to \$195.00 to build reserves and hopefully avoid special assessments. The buildings are in need of paint.

**New Business**

- **Nominations and Vote for installation Board of Directors**

Todd nominates Larry, Susan seconds. Jim nominates Larry, Todd seconds. Larry Nominates Todd, Jim seconds. Susan motions to vote full nominations. Todd seconds. All members voted to Board unanimously.

- **Set next Annual meeting date** (possibly Thursday, November 19, 2015)

**Open Forum** David (2801-D) said there were a lot of garden snakes this summer at his front stairway. Peak will ask landscaper what can be done if it reoccurs this summer. Other items discussed were shrub removal and replacement by owners need approval. The bike rack needs to be removed. Two bikes remain attached. Repair in parking lot needed.

**Adjournment:** Meeting was adjourned at 6:50 p.m.

**Board Members Meeting: elect officer positions**

The members agree to the following positions.

Todd Eoff, President

Jim Cook, Treasurer

Larry Aguilera, Secretary

**Minutes Submitted by:** Debbie Jackson, Peak Property Management