



**BOARD OF DIRECTORS MEETING
April 27, 2018**

MINUTES

I. DATE AND TIME

The Lost Creek Farm Homeowners Association Board of Directors Meeting was held on Friday, April 27, 2018 at 1:00 PM at 7100 N. Broadway, Denver, CO 80221.

II. CALL TO ORDER

The meeting was called to order at 1:03 PM.

Directors present: David Ware, Brian Greenman and Pat Murphy.

Also, present: Shawn Weiman, David Spahr and Teleos Management, Angela Elliott.

III. APPROVAL OF NOVEMBER 7, 2017 ANNUAL MEETING MINUTES

Following discussion, upon motion made by Director Ware, seconded by Director Greenman, and upon vote, the November 7, 2017 annual meeting minutes were approved unanimously.

IV. NEW BUSINESS

Ratification of HOA Policies

Manager, Angela Elliott, provided an overview of the HOA policies mandated by CCIOA.

Following discussion, upon motion made by Director Ware, seconded by Director Murphy, and upon vote, the HOA Policies were approved subject to review with existing governmental documents.

Trash Removal Contracts

Management provided a contract from Waste Management at \$13.50 per homeowner, including recycling. The contract was for 60 months and the first year was locked in at the rate of \$13.50 per door.

The Board directed Management to seek other bids for comparison.

IV. BUDGET REVIEW

Discussion followed on common area expense line items of snow removal and combining Tract J with landscaping expense line and the necessary maintenance needed for the tracts, trees and shrubs. Further discussion followed on utilities/water and insurance. The Board directed Management to start the bid process on landscaping companies and insurance for the Association and to prepare a spreadsheet for bid comparison.

All tracts will be installed and landscaped according to the approved landscaping plan by end of summer.

Following discussion, upon motion made by Director Murphy, seconded by Director Ware, the Board approved the monthly assessment at \$99. The Board will review sales forecast and have greater knowledge on utilities and water by annual meeting in 2018.

Ratification of Teleos Management Agreement

Upon motion duly made by Director Ware, seconded by Director Greenman, and upon vote the Teleos Management Agreement was unanimously ratified effective August 22, 2017.

V. OTHER BUSINESS - None

VI. ADJOURNMENT

There being no further business to come before the Board, upon motion made, seconded and unanimously approved, the meeting was adjourned 2:17 at PM.

Respectfully submitted,

By: _____
President

By: _____
Manager

