

**PACIFIC STREET TOWNHOMES OWNERS ASSOCIATION
MINUTES OF SPECIAL BOARD MEETING**

Association: Pacific Street Townhomes Owner's Association, Inc.

Date: October 19, 2018 at 10:00 am MDT

Location: Full Circle Conference Room
560 Mountain Village Blvd #102B
Mountain Village, CO 81435
and via Conference Call

Directors Present Trent Hein, Tommy Lusk, Jerry Petrow

Others Present Hilary Swenson, Dan Witkowski, Elyssa Krasic

Meeting called to order at 10:05 am MDT.

Roll call. Determination that a quorum is present, 3 of 3 directors are present.

Motion by Jerry Petrow, second by Tommy Lusk to approve the draft December 6, 2017 and September 28, 2018 board meeting minutes. *All in favor, motion passes unanimously.*

Motion by Jerry Petrow, second by Trent Hein: Begin install of 4 gates matching the existing gate design. Present gate design to Heckman's for approval of 2 shared gates. *All in favor, motion passes unanimously.*

Budget Discussion led by Hilary Swenson. Recap 2018 expenses and 2019 forecast

Motion by Jerry Petrow, to approve the 2019 budget with the following changes. *All in favor, motion passes unanimously.*

1. Add \$1,000 to the 2019 landscape budget
2. Increase the 2019 window washing budget to twice a year.
3. Keep the 2019 painting assessment the same as 2018.
4. Increase the 2018 estimated actual Legal Fees to \$500.
5. Roll over 2018 excess income to 2019 income to keep assessments the same.
6. Contribute the remaining 2018 excess income to the painting fund.

Board Discussion

Window washing: currently once a year. Increase to twice a year in 2019 preferable in June & October.

Director Nominees

Tommy Lusk's board seat expires December 2018. He has volunteered to run for reelection. Direction for Full Circle to notify ownership and seek additional nominees.

Motion by Trent Hein, , second by Jerry Petrow, to adjourn: All in favor, motion passes unanimously.

Meeting adjourned at 10:46 am.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON December 7, 2018.

