
COLONY LA PAZ CONDOMINIUM ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
July 15, 2015

The meeting held at the Porte La Paz pool area began at 6:00pm.

The following Board Members were present: Harvey Christensen, Sergio Rodriguez, Jean Moore, Hal Aljibury and Judy Schulman.

Kane Management (KMC) was represented by Audrey Kane.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of the June 10, 2015 Board of Directors meeting as submitted, Jean Moore abstained.

FINANCIAL REPORT. {FINS} The Board reviewed the monthly report.

TROLLEY. [TROL] A motion was made, seconded and carried to retain Attorney Don Detisch to represent the Association in this matter. His agreement was approved by association attorney Kieran Purcell. Don gave a status update and answered owner questions. He and Kieran are working on a plan which will be presented to the Board for approval.

LANDSCAPE. [LAND] Due to the increased expenses related to the Trolley matter it was determined that it would not be prudent to invest in lawn renovations at this time.

TREE PUNCH LIST. [TREE] A motion was made, seconded and carried to approve the arborist recommendation to remove 7 alder trees that are dead or dying for \$3450, these funds to come from reserves. The landscaper will be asked to recommend replacements.

PARKING MAP 4030 PLP. [3501] KMC reported that the amended map was confirmed and that the spaces have now been properly identified.

ARCHITECTURAL #47 WINDOWS. [3498] The owner attended the meeting and submitted an ARC application which was approved.

ARCHITECTURAL #159 WINDOWS. [ARCH] KMC reported that this owner has been advised that his windows do not meet the HOA specifications despite his contractor signing the application. The owner is out of the country but will advise the Board on his plans to resolve the problem before the next meeting

4080-6 PLP: FIREWALL. [3500] The owner responded that they had only cut holes in the drywall to determine the source of a plumbing leak. The owner has arranged an inspection with the Association maintenance company to confirm that the firewall is properly installed.

2015 ANNUAL MEETING. [ANNL] Owners Sandra Sheffield and Joel Gilbert have nominated themselves for the Board. Incumbents Harvey Christensen and Hal Aljibury will stand for re-election. Judy Schulman will decide shortly. The first call for the Election has been scheduled for August 12th and ballots will be mailed out at the end of July.

VACATION RENTALS. [VIOS] The property manager for #130 stated that his property is only leased for a minimum of 30 days. The owner of #1 has listed his property for sale. Advertising and parking for the units will be monitored to verify their compliance.

FLOORING. [3508] The owners of #224 and #225 split the cost of a sound transmission test that confirmed the laminate flooring installed in the unit above did not meet code requirements. The upstairs owner has already re-installed carpeting to the satisfaction of the owner downstairs. Both owners asked the Board to consider the statement made by the testing company that any flooring changes made, would not meet code requirements and therefore should not be allowed. The Board directed KMC to continue to advise owners that flooring changes were not recommended and the possible consequences of a change.

HEARINGS. [VIOS] The owner of #153 sent it \$150 in lieu of attending a hearing to discuss leaving a large amount of trash next to the dumpster. A motion was made, seconded and carried to accept the payment of the fine as a resolution to the matter as it covered the cost to haul the debris away.

PLUMBING EMERGENCY NOTICE. [3509] KMC volunteered to ask owners and residents to provide their email addresses specifically to create an emergency contact list by building address so that they could be notified when there was a main line emergency water shut off.

The next meeting will be held at 6pm on Wednesday, August 12th at the Porte La Paz pool area.

There being no further business to discuss, the meeting adjourned at 8pm.



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Approved by