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COLONY LA PAZ CONDOMINIUM ASSOCIATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
February 11, 2015

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The meeting held at Leucadia Pizza on Regents Road began at 6:00pm.

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

Kane Management (KMC) was represented by Audrey Kane.

TROLLEY. [TROL] Association Attorney Kieran Purcell introduced Attorney Don Detisch to present his services for the trolley matter. The Board will review his written proposal at the next meeting. The Association Attorney was requested to summarize the legal service presentations made to date.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of January 14, 2015 as submitted.

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

2014 TAX & AUDIT. [3495] KMC reported that the auditor has the records.

LANDSCAPE. [LAND] The Board hopes to be meet with Pacific Properties in May to discuss maintenance priorities and upgrade options.

PARKING MAP 4030 PLP. [3501] KMC showed the recorded map for the parking area and compared it to the actual carports on site. Hal Aljibury volunteered to try to determine who is using the carport spaces recorded for his unit #92.

HEARING. [3498] The owners of #47 attended the meeting to discuss how to bring their replacement windows into compliance with the specifications. They will submit a new application for consideration at the next meeting.

HEARING. [3499] The owner of #130 wrote to the Board to contest the request to stop renting his unit as a vacation rental. He maintained that a 4 night minimum stay met the association legal documents. The Board believed that a rental should be a minimum of 30 days and directed the Association Attorney to advise.

DRYER VENTS. [3491] ResCom reported that if they are given access, they clean several feet of the vent from both inside and outside the unit. They don't go any further to avoid damaging the ducting. Harvey Christensen requested that someone from ResCom meet him on site to explain why the vent for his unit #250 could not be property cleaned.

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MAINTENANCE 2015. [MAIN] KMC suggested that the priorities this year be: painting & repair of utility doors, cleaning and painting of dryer vents, inspect and repair decks as needed and touch up paint on light poles and hand rails. The Board also directed KMC to have ResCom advise on the feasibility of having all of the porch light fixtures cleaned.

WATER DAMAGE #6. [3500] The son-in-law of the owner attended the meeting to ask the Board to have the Association Attorney advise whether the Association was handling the water damage problems properly. KMC was directed to ask the Association Attorney for a response.

MONUMENT SIGNS. {SIGN} KMC reported that they had secured a bid of \$1450 to replace the vandalized letters with a plastic covered foam. Another bid has been solicited from Omni Graphics who is repairing the damage done to the Master Association signs.

The next meeting will be held on Wednesday, March 11th at 6:00pm at Leucadia Pizza.

There being no further business to discuss, the meeting adjourned at 8:00pm.



Recorded by

Approved by