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COLONY LA PAZ CONDOMINIUM ASSOCIATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
September 9, 2015

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The meeting held at the Porte La Paz pool area began at 6:20pm.

The following Board Members were present: Harvey Christensen, Sergio Rodriguez, Hal Aljibury and Sandra Sheffield.

Kane Management (KMC) was represented by Audrey Kane.

2015 ANNUAL MEETING. [ANNL] The Board agreed to accept the following positions:

Harvey Christensen	President	term expires	8/17
Jean Moore	Director	" "	8/16
Hal Aljibury	Treasurer	" "	8/17
Sandra Sheffield	Vice President	" "	8/17
Sergio Rodriguez	Secretary	" "	8/16

TROLLEY. [TROL] Special Counsel Don Detisch gave a status report and answered owner questions. The Board members signed a consent form prepared by General Counsel acknowledging the procedures for conducting emergency votes by email.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of the August 12, 2015 Board of Directors meeting as submitted.

FINANCIAL REPORT. [FINS] The Board reviewed the monthly report.

2016 RESERVE STUDY. [RESV] The Board approved the study which shows the reserves are 80% funded. The funding projection will be used as a basis for preparation of the 2016 Budget.

MERRILL LYNCH INVESTMENTS. [INVT] A motion was made, seconded and carried to approve the recommendations.

2016 BUDGET. [BUDG] KMC presented a preliminary budget without an assessment increase for Board review.

LANDSCAPE. [LAND] A motion was made, seconded and carried to approve a revised bid of \$3165 to remove the lawn on the south side of 4010 Porte La Paz to deter foot traffic through the landscape.

ARCHITECTURAL - WINDOWS. [ARCH] The owner of #47 said that his new windows were delayed but should be properly installed within the next two weeks. The owner of #159 asked the Board to consider changing the specifications and presented industry information to support his request. There was no support for changing the specifications as this time.

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TERMITE TENTING. [PEST] The Board reviewed three bids to tent 4060 Rosenda and 4080 Porte La Paz that ranged from \$7080-\$8000. Agricultural Pest Control will be asked if there are any effective alternatives to tenting which is very inconvenient for the residents.

ROOF MAINTENANCE. [ROOF] A motion was made, seconded and carried to accept the bid of \$16210 from Premier Roofing to do roof maintenance and gutter cleaning. They will be asked to also test the gutters. This work will be scheduled after the tree trimming in the late fall.


MAILBOXES. [MAIL] The Board discussed replacement specifications options.

VIOLATION HEARINGS. [VIOS] KMC reported that the bike and trash can were removed from the balcony of #271 yesterday. A motion was made, seconded and carried to defer the fine of \$50 unless the violation was repeated. The owner of #149 wrote to the Board to ask them to allow the window fan and vent due to the heat. The tenant attended the meeting to ask the Board to amend the rule. There was no Board support for changing the rule at this time.

BUILDING NUMBERS. [3515] An owner asked if the number visibility could be improved. This issue will be added to the next meeting agenda for consideration.

The next meeting will be held at 6pm on Wednesday, October 14th at Leucadia Pizza on Regents Road.

There being no further business to discuss, the meeting adjourned at 7:45pm.

  
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Recorded by

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Approved by