

Lincoln Commons Board of Directors Meeting

4310 Yellow Dock Point C/S CO 80911

September 30,2019

Meeting Minutes

- I. Call to Order
 - a. Called to Order by Jordon Guinane at 6:10PM
- II. Roll Call
 - a. Brent Hale
 - b. Michael Ferioli
 - c. Eboni Davis
 - d. Jocelyn Farrar
 - e. Jordon Guinane
 - f. Marco Romera
 - g. Vanessa Bowman
 - h. Jacque Guinane
- III. Reading of Minutes of last minutes
- IV. Old Business
 - a. Poop in neighborhood
 - b. Dogs out leash
 - c. Safety of children
- V. New Business
 - a. New Board of Directors
 - i. Will hold positions from September 10,2019 through September 10,2020
 - ii. Correction on some email addresses
 1. lmferioli@gmail.com
 2. Eboniidavis5@gmail.com also name spelled Eboni
 - iii. BOD to elect the President, Vice President, Secretary, Treasurer and officers
 1. Jordon nominates Michael Ferioli for President
 - a. Jocelyn asked for Mikes qualifications
 - i. Mike responds- has been involved in the community February of 2019, owns his own company and works from home, and is apart of the military- reserves
 - b. Vote taken- "I" Brent, Jordon, Eboni, Jacque, Vanessa, Marco, and Jocelyn
 - c. Approved
 - d. Break for everyone to read the title responsibilities
 - iv. President
 1. Shall be the principal executive Officer of the association and shall in general supervise and control all of the business and affairs of the association. He or she shall insure that order and resolutions of the Board is carried out. He or shall preside at all meetings of the members and Board. He/ she may sign, with the Secretary or any other proper

Officer of the Ass, and where applicable record, leases, mortgages, deeds, contracts amendments to the Declaration, and other instruments which the Board has authorized to be executed, except in the cases where the signing and execution thereof shall be expressly delegated by the Board or by these Bylaws or by statute to some other Officer or agent of the Ass; and in general he shall perform all duties incident to the office of the President and such other duties as may be prescribed by the Board from time to time

v. Vice President

1. In the absence of the President or in event of his or her inability or refusal to act, The VP of the ass. Shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restriction upon the president. Any VP shall perform such other duties as from time to time may be assigned to him or her by the President or the Board.

vi. Secretary

1. Shall keep the minutes of the meeting...

vii. Treasurer

1. Shall give a bond for the faithful...

X. Jordon Nominated Brent for Vice Present

1. Jocelyn ask for qualifications
 - a. Brent responds- has own businesses in the past, currently working for Pesticide company, is dedicated to the community. Wants the best for the community
 - b. Vote taken- Vote taken- "I" Brent, Jordon, Eboni, Jacque, Vanessa, Marco, and Jocelyn
 - c. Approved

xi. Brent Nominates Jacque for Secretary

1. Jocelyn does not approve, very opposed to this idea. States conflict of interest in the manner. Believes Jacque is affiliated with current management company. Vanessa agrees. Brent states that Jacque has done the Secretary job for the community thus far and has done a good job. And that taken notes doesn't seem conflicted with the management company.
2. Jordon states that the management company does not employee Jacque and the Ashley is the Management contact for Lincoln Commons. Jocelyn still very vocal but not accepting Jacque as secretary. Sites 4.5 in by laws and conflict of interest. Jacque and Mike looked up 4.5 in by laws and it states "Classes of Members- The Corporation shall have one class of members"

3. Mike and Brent wanted to vote with BOD to see if they felt that Jacque was in conflict of the interest. Jacque and Jordon excluded from vote.
 - a. No conflict- Brent, Mike, Eboni, Vanessa, Marco
 - b. Conflict Jocelyn
 - c. Motions passed no conflict
 - d. Vote taken- "I" Brent, Mike, Eboni, Vanessa, Marco
 - i. No- Jocelyn
 - e. Jacque voted in as secretary
4. Vanessa- nominated herself for Treasurer
 - a. Voted "I" Jacque, Brent, Mike, Eboni, Marco, Jordon, Jocelyn
 - b. Vanessa Voted in as treasurer

VI. Meetings for 2020

- a. Meeting will be held quarterly on the first Wednesday of the quarter at 6:00PM
 - i. January 8,2020 (B/c First Wednesday is New years day) 6:00PM
 - ii. April 1,2020 at 6:00PM
 - iii. July 1,2020 at 6:00PM
 - iv. October 7,2020 at 6:00PM
- b. Special meetings can be arranged throughout the year
- c. Will need to elect a new board Before September 10,2020

VII. Financials

- a. Reviewed how much money was in accounts and monthly expense
- b. To be discussed at next meeting
- c. Jacque will meet with Vanessa to review and audit books from past, before next meeting

VIII. Bids for services next year

- a. Brent Collecting bids, of members of the board can collect and return to Brent
- b. Need at least 3 bids per service
- c. Need a new landscaper,
- d. Snow removal, currently 2 inches or more, maybe change to 1 inch, Snow removal people can start using salt these year on concrete, Snow tends to piles up on north sides of building
- e. Trash service, would be difficult to change yearly, totes would have to be removed and replaced, numbers of totes would have to be reissued
- f. Any member of the board can get quotes/bids and return them to Brent for collection

IX. Non-complaint dues

- a. To be discussed at next meeting

X. Renters in the community

- a. Need to be at least a year lease
- b. No Air BNB
- c. Marco can give information about Angela Green (deployed) in contact information for her or renters 4322 Yellow Dock
- d. Board will review list and see if they can help to add information

XI. Newsletters

- a. Winter Newsletter

- i. Can do's interior of unit
 - ii. Bestway- charged for extras if needed
 - iii. Keep it clean (common areas)
 - iv. For violations management company needs proof, pictures, video, unit address
 - v. Snow removal 2 inch or more
 - vi. Do Not's...
 - vii. Dog must be on leashes
- XII. Signs for child at play
 - a. Voted on 8 votes approved
 - b. Sign are to be placed in community
 - c. Jordon also mention that when the road at Yellow Dock and Cold Harbor is complete the road will be straighten, and I stop sign will be placed at Yellow dock for turning left. El Paso county is requiring a barricade be placed between the to community and can only be removed after Bradley Crossroad is complete and if the two boards agree to have to removed.
 - d. Board talks about other stop sign in the community
 - e. Jordon mentions speed bumps to reduce speeding the community
- XIII. Trash concerns
 - a. Mike states that he goes around and picks up trash most days. Encourages all Board member to let people know if they see it happening.
 - b. Eboni says she can help pick up trash during the week
 - c. Has been noticed that on windy days trash can tip over and trash just blows around
- XIV. Four quarter meeting to be held on
 - a. November 13,2019 at 6:00 at 4310 Yellow Dock Point
 - b. We will be discussing Budgets and BIDS
- XV. Meeting adjourned at 8:04 PM mountain time