

University Terrace Homeowners Association, Inc.

c/o FPM, Inc.
2400 28th Street
Boulder, CO 80301

Minutes (Unapproved)

Annual Meeting Wednesday; August 18, 2010

TIME: 1:00PM

LOCATION: Kinko's 28th and Pearl Streets

1. Roll Call: 12 units were represented as present or by proxy which formed a quorum.
2. Notice was sent to all owners of the annual meeting.
3. Reading of the minutes of the September 8, 2009 meeting were read. Motion to approve the minutes by Karen James, seconded by Stephen Bok, motion passed.
3. Reviewed financials through 7/31/2010. Motion to approve financials by Karen James, seconded by Stephen Bok, motion passed.
4. New business
 - Reviewed list of repairs to be completed.
Request reduced price on front garden area
Motion to approve landscaping at front with reduced price to \$800
By Karen James, seconded by Stephen Bok, motion passed.
Motion to approve Superior Aggregate to do concrete work
By Karen James, seconded by Stephen Bok, motion passed.
[Karen to meet Dave Nissan regarding concrete]
 - Change code to doors
 - Check sprinkler heads by pool house
 - Clean out electric room
 - New lock to be placed on electric room
 - Send notice to #102 about pit bull
 - Motion to approve Lynn Allen 103 as a new board member by Karen James, seconded by Stephen Bok, motion passed
5. Adjournment of meeting. Motion to adjourn meeting by Karen James, seconded by Stephen Bok, motion passed.