

FOREST HAUS CONDOMINIUM OWNERS ASSOCIATION
PO BOX 1055
Breckenridge CO 80424-1055
Board of Directors Meeting
September 25, 2015

Present: Tony Carosa, Ed Trofino, Trevor & Bev Willms, Barb Swider

Treasurer's Report- Bank Balance 8/31/2015
Bank of the West \$30,102.24

Utility bills are all with-in budget, X-cel gas rates are low. The repairs needed as reported by Dick at the annual meeting have been completed.

Ceiling repair	\$1050.
Tree removal	425.
Snowmelt pipes & hot water	708.
Heat tape	203.
Roof & gutter	1235.
Garage hinges	<u>110.</u>
Total	3731.

Old Business -

Rules & Regulations – The comments from the Annual Meeting were discussed and Ed will make changes in the wording and they will be sent out.

New Business –

Manager Contract – The Board will renew Dick's contract for the next year.

Garage Rental Spaces – The cost will be raised to \$50/month payable quarterly for a one year contract. Only contracts with owners will be accepted. An owner can give a tenant the use of the space. There are only 3 spaces and 2 are already rented by owners. A lottery system will be used to fill any space that comes available. This will become effective January 1, 2016.

Roof Assessment- There was a discussion to start an assessment for replacing the roof, in order to avert a large assessment when the time comes to do the job. It will be brought up at the Annual Meeting.

Barb Swider
Sec./Treas
Forest Haus Board of Directors

