

RAIL YARD LOFTS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
3033 BLAKE STREET, UNIT 123  
April 13, 2010

- I. **ESTABLISH A QUORUM** - Two of the three Directors needed.  
Edward Rich Benjamin Jones Barry Danielsen  
Janelle Maninger, Westwind Management Group, Inc.

Barry Danielsen called the meeting to order at 5:00 p.m.

- II. **DISCLOSURE OF ANY CONFLICT OF INTEREST** – There were no conflicts of interest among the Board members relating to agenda items.
- III. **DISCLOSURE OF ANY CONFLICT OF INTEREST BY BOARD MEMBERS AS IMPARTIAL DECISION MAKERS** – None
- IV. **HOMEOWNERS / GUEST TO ADDRESS THE BOARD** –None
- V. **BOARD MEETING MINUTES**  
A. **January 2010** - The Board of Directors reviewed the January 2010 Board meeting minutes. On a motion duly made, seconded and unanimously carried, the Board approved the January 2010 minutes as presented.

VI. **FINANCIAL REVIEW**

- A. **Financial Statement – January 2010** - The Board reviewed the January 2010 financials. On a motion duly made, seconded and unanimously carried, the Board approved the January 2010 minutes as presented, pending a final audit.
- B. **Financial Statement – February 2010** – The Board reviewed the February 2010 financials. On a motion duly made, seconded and unanimously carried, the Board approved the February 2010 financials, as presented, pending a final audit.
- C. **Financial Statement – March 2010** - The Board reviewed the March 2010 financials. On a motion duly made, seconded and unanimously carried, the Board approved the March 2010 financials, as presented, pending a final audit.
- D. **2009 Audit** - The Board reviewed the 2009 Audit On a motion duly made, seconded and unanimously carried, the Board approved the 2009 Audit as presented.

VI. **UNFINISHED BUSINESS**

- A. **Firepit (ratify approval)** – On a motion duly made, seconded and unanimously carried, the Board approved the installation of a gas firepit, which will have to include running a gas line to the location and installing a new gas meter.
- B. **Management Action Items** – The Board reviewed the Management Action Items as presented. There were no unanswered questions.

VII. **NEW BUSINESS**

- A. **Pet Waste Removal Proposal** – The Board reviewed information provided but decided not to proceed with having work completed at this time.
- B. **Reasonable Accommodation & Reasonable Modifications Request Policy** – On a motion duly made, seconded and unanimously carried, the Board approved the reasonable accommodation & reasonable modifications request policy presented.

- VIII. **ADJOURNMENT-** On a motion duly made, seconded and unanimously carried, the

meeting was adjourned at 5:45 p.m.

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.



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