



**Balustrade Condominium Association**  
**Board of Directors Meeting**  
**1200 Cherokee Street Denver, CO 80204**

Meeting Agenda: Tuesday June 7, 2022 at 6:30pm

Pages	Item	<p><b>Join Zoom Meeting</b>  <a href="https://zoom.us/j/91227805966?pwd=Z2djY20xSkZOd3VpbUF6T2FDSINCdz09">https://zoom.us/j/91227805966?pwd=Z2djY20xSkZOd3VpbUF6T2FDSINCdz09</a></p> <p><b>Meeting ID:</b> 912 2780 5966</p> <p><b>Passcode:</b> 759958</p> <p><b>DIAL IN:</b></p> <p>1 720 707 2699  1 253 215 8782  877 853 5257 US Toll-free</p>
	<b>1</b>	<b>Agenda</b>
	<b>2</b>	<b>Open Forum – 3 minutes per Owner</b>
	<b>3</b>	<p><b>Ratify actions outside of meeting – 5 minutes</b></p> <ol style="list-style-type: none"> <li>1) Approval of Sonlight Windows Cleaning Quote of \$3,125</li> <li>2) Approval of Pots for front of building \$587.55 for pots, \$60 for soil and rocks</li> </ol>
	<b>4</b>	<p><b>Minutes – 5 minutes</b></p> <ol style="list-style-type: none"> <li>1) May 3, 2022 Minutes to be amended or approved as read</li> </ol>
	<b>5</b>	<p><b>Financial Reports – 20 minutes</b></p> <ol style="list-style-type: none"> <li>1) Balance Sheet and Revenue &amp; Expenses YTD through 5/31/22 - Unreconciled</li> <li>2) Expense Distribution Report – 5/1/22 to 5/31/22</li> <li>3) Reconciled financial statements are emailed to the Board</li> </ol>
	<b>6</b>	<p><b>Landscaping Committee 15 minutes</b></p> <p>Discussion led by Committee Chair - Open</p> <ol style="list-style-type: none"> <li>1) Landscape Committee – Progress Update</li> <li>2) Planting quote and design from TBD</li> </ol>
	<b>7</b>	<p><b>Old Business – 45 minutes</b></p> <ol style="list-style-type: none"> <li>1) Action Item List</li> <li>2) Governing Documents Discussion</li> <li>3) Painting Bid Comparison</li> <li>4) Lighting Selection</li> </ol>
	<b>8</b>	<p><b>New Business – 15 minutes</b></p> <ol style="list-style-type: none"> <li>1) ACM Changing to Appfolio</li> <li>2) Quote from AMS – Boiler Refractory Panels \$4,350</li> </ol>
	<b>9</b>	<b>Work Order Summary – 5 minutes</b>
	<b>10</b>	<p><b>Covenant Violations and Architectural Approvals – 5 minutes</b></p> <ol style="list-style-type: none"> <li>1) <b>Covenant Violations – None</b></li> <li>2) <b>Architectural Approvals - 4</b></li> </ol>

	<b>11</b>	<b>Units Sold YTD: 3</b>
	<b>12</b>	<b>Adjournment: Thank you for Attending</b> <b>Next Board Meeting: July 5, 2022</b>
	<b>13</b>	<b>Executive Session – 15 minutes</b> 1) Invoices