

**ARMELLA ARMS II CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**August 19, 2024**

**6:30 pm at the Cochino Tacos (7700 Ralston Road, Arvada, CO 80002)**

MEMBERS PRESENT: Michael Holderfield, and Rosanna Damlovac

MEMBERS ABSENT: None

ABSENT: Jim Robson, Property Manager, Realty One Property Management, Inc.

**I.** It was determined there was a quorum of Directors present to conduct business. The meeting was called to order at 6:30 P.M.

**II. Approval of Minutes:**

“RESOLVED to approve the minutes of the Board of Directors meeting held June 17, 2024 as amended. (Motion made by Rosanna Damlovac, seconded by Michael Holderfield. Motion passed unanimously.)

**III. Action Taken:**

**Special Assessment was Ratified**

“RESOLVED to approve the Financials Jan to July YTD 2024 as presented. (Motion made by Rosanna Damlovac, seconded by Michael Holderfield. Motion passed unanimously.)

“RESOLVED to approve 2025 Budget with the monthly increase to \$355.00 per month, per unit. (Motion made by Michael Holderfield, seconded by Rosanna Damlovac. Motion passed unanimously.)

“RESOLVED to resend the amended By-Laws for approval, and discuss at the annual meeting. (Motion made by Rosanna Damlovac, seconded by Michael Holderfield. Motion passed unanimously.)

“RESOLVED to approve the Hardship leasing request for unit B-10. (Motion made by Rosanna Damlovac, seconded by Michael Holderfield. Motion passed unanimously.)

**OTHER ITEMS DISCUSSED:**

Landscaping, Retaining Wall. Combining the Annual Meeting & Community Get Together, Discuss Pet Letters to Owner’s, small wall repair owned by Arvada Gardens & our north wall.

**IV. Adjournment:**

There being no further business to come before the Board, the regular Board meeting was adjourned at 8:25 p.m.

Annual Meeting September 21, 2024, 11:00a.m. @ Armella Arms courtyard

The next regular meeting of the Board of Directors will be held on January 6, 2025 at 6:30 p.m.

Minutes Approved by Board:

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Position Held: \_\_\_\_\_