

Foresight Professional Plaza  
Condominium Association  
Minutes of Annual Meeting  
April 2, 2025

Present:

Ken Perino  
Jennifer Corneille  
Alan Jones  
Stephen Lewis  
Brad Nelson  
Brian Lehigh  
Brandy Lujan  
Jim Bowers

Also present was Corey Carlson who will be purchasing Jennifer's unit on April 18, 2025.

The meeting was called to order at 5:00 PM. Jim Bowers read the minutes from the March 12, 2024 meeting, and they were approved.

**OLD BUSINESS:**

- Jennifer said to report any running water issues. She also said to call Mike Hick Warrantly Dept., (1) 800-786-1432, if they noticed any roofing issues. Mule will then contact Krueger for subsequent work.
- (2) It was mentioned we are still having some unauthorized cars left in the parking lot overnight. Such vehicles are subject to removal by law enforcement.

**NEW BUSINESS:**

- Jennifer mentioned Foresight Park Assoc. has a meeting scheduled in May and needed a representative from our Association to attend. Ken volunteered to do so.

- Jennifer made a motion to approve Brandy Lujan to replace Jim Bowers as Secretary/Treasury, Brian <sup>Lehigh</sup> as Vice President, and Corey Carlson as her replacement for President when the May 18<sup>th</sup> closing of her condo unit is finished. The motion was seconded and unanimously approved.

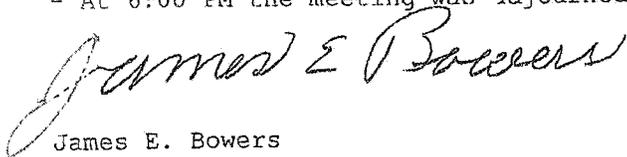
-Ken informed the group of some Colorado state regulation changes affecting associations such as ours. Specifically, we need to establish a Board of Directors, composed of our officers, making decisions. In conjunction with those regulations, we discussed and decided to hire a property management company, HOA (principal Mark Schobery), to operate the day-to-day function of our association which would be answerable to our Board.

**FINANCIAL DISCUSSION:**

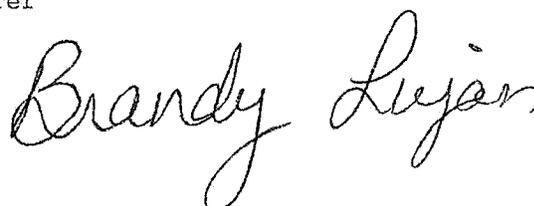
- Jennifer informed the group Jim Bowers reviewed the 2024 financial records, and found them to be in order, and made his approval.

-We discussed last year's records and the 2025 projections. Jim Bowers made a motion to accept the monthly dues assessment for 2025. It was seconded and approved.

- At 6:00 PM the meeting was adjourned.



James E. Bowers  
Secretary/Treasurer

 3-9-26