

HOA Meeting Sept 10, 2005

Meeting called pursuant to notice given to association members by posting permanent notice on the bulletin board at each set of mailboxes.

A quorum of the Board was present including the following members:

Babe O'Sullivan

Heidi Jones

Lauranell Scarfo

Eric Palmer

Debbie Dearden

Also present: 4 association members were in attendance.

Debbie called meeting to order at 9:06am.

I. Financial Update:

- a. LOC -- \$100,000 US Bank 6.5 interest over 3 years Debby motioned we accept this and go ahead with the loan/Lauranell seconded. Vote passed.
- b. Approval of Expenses
Excelsior is getting things to Debby smoothly – and approved as they come in.

II. Legal Update

- a. Vial meeting Tuesday 9/13 at 4pm
- b. Scope of work repairs what is common and what is Owner's responsibility.

Areas mapped out that have to do with water intrusion and drainage control. Bid is for \$109,480.00 it may be less. Recommend that we start on it immediately. There is a possibility that we have a natural spring on the property that might be contributing to the water problem. Babe made a motion that we will approve the bid contingent on Eric's getting a second opinion. Debby seconded – motion passed.

- c. Unsafe Decks

Hired Engineer to look at deck on one unit #151 and evaluate if it is unsafe. He found it to be unsafe. Roland has been asked to look at decks and advise what can be done now – that will be first step for future repairs. Other decks will need repairs or to be replaced. This is not a simple process as it requires new siding as well –

estimate on siding is \$1 million if whole property is done. Decks have also become a priority. Debby made a motion to hire an architect to design the new decks and look into what is needed to keep water from draining into windows and sliders. Babe seconded the motion. Motion passed. We will identify two buildings to use as test for design.

d. Sound proofing continues to be a problem and many complaints. Babe is going to speak to attorney about including this into the lawsuit.

III. Maintenance

a. Pool shut down/maintenance –

Open Through the end of September – unless we have two weeks of consistent bad weather. Pool cover tie downs have to be replaced and more tie down attachments needed. We are hopeful that the pool will last a couple of more seasons before repairs will be needed, unless there is a crack etc. that occurs. Babe wants to be sure that the roof of the pool house is repaired properly, and winterized, so that there aren't any more leaks into the walls.

b. Electrical repair in lower units – hallways not lit well in the lower units. Bid for repair on that. Debbie made motion to repair these electrical problems, Luranell seconded, motion passed.

c. Need to put something in next newsletter about unit owner's responsibility and their tenant's responsibility for causing problem. (standing water, clogged drains, etc.) Owners/tenants need to mitigate the problem right away – notify of drain clogs or leaks etc. or be subject to repair cost due to damage caused to other units because of owner/tenant negligence.

d. Off-site owners have to have a key available to management company in case of emergencies and need to get into a unit. According to by-laws HOA has right to enter units that need emergency repair in order to avoid further damage or damage to other units.

e. Babe will follow up to have property managers come to a meeting.

IV. Landscaping

a. Irrigation system

Ingrid reported on problems with irrigation in different areas. Border of property isn't clearly outlined. Mt. Park will take care of an area in the lower area where water runs down from a hill on their property. Prestige on site to look at some areas where there needs specific work done on trimming etc.

Section of irrigation has a hole in the pipe and causing water to flood area. We won't have it permanently repaired because it is an area that is designated to be excavated for water intrusion repair. Debby asked that the broken pipe be capped off until full repair is made.

b. Three trees will be planted. There are a few bald spots on property to plant.

V. Communications Update

a. Homeowner concerns/complaints

Dog in 104 crying & whining – letter will be sent to Unit owner in California – who is not aware that their tenant has a dog – nothing in the lease with regard to having a pet.

There are still some dogs off leash and owners not picking up mess. But overall the situation has improved. For those who continue to ignore requests a formal letter of warning will be sent to them in the future if it doesn't change.

b. Signs missing from parking lots for 5mph speed limit. Babe will ask Trevor about signs.

c. Member had a concern about being charged a fee for having management company fill out a form for refinancing. While this fee is high, it is standard for some companies to charge a fee.

d. Newsletter/email – Post on Website and send through email.

Future HOA Meeting schedule: 9/24, 10/8, 10/22.

10:56 – meeting adjourned.