

Third Quarter Meeting Minutes for Wednesday, September 25, 2013 at 7 PM

The meeting was called to order at 7:00 pm.

Board members present:

Robert (Bob) Rainsberger – President

Nruti Brown – Vice President

Gus Gil - Secretary

James McPeak – Member At Large

David Hay – Member At Large

Condo owners present:

Sign in Sheet on file in the COA Office

Staff present:

Tonia Bascom and Arlene Aybar

The minutes from the second quarter meeting were read by Nruti Brown, Vice President, and were approved as read.

Treasurer's Report: Bob reviewed the Treasure's Report and it was approved by the Board.

The Board discussed the Satellite Dish that have not been removed by the owners/tenants. The COA moved to follow up with the COA's Attorney for further action.

The Board addressed the ongoing problem of our residents refusing to properly dispose of their trash in the compactor leaving the maintenance staff having to pick up after the residents. Discussion ensued about replacing the camera in the compactor area to a still camera and strictly enforce the fines. It was stated that if a resident is fined, a copy of the fine be sent to the owner and the owner would be responsible for paying the fine in full.

The Board discussed replacing the fence located between The Hamptons and Eldorado. It was decided to replace the fence as needed with a new wood privacy fence. The Board rejected the new bid from Prevail Pest Control stating it was too expensive and the contract would have been an agreement between Prevail Pest Control and each owner. The Board recommended we contact other Pest Control Companies for bids.

The Board reported that new gutters have been installed at buildings 1, 18 and 20 with additional gutters to be installed later. Top soil and sod was also installed at building one.

The Board discussed that our reserves are running a deficit and we need to consider how to fund our reserves for needed painting, paving, roofing and other major repairs.

The Fines Committee completed a report from their meeting and drafted rules for new Water Damage Procedures.

The Resident in 16-226 Thorn Tree Place attended the meeting and stated that she had water damage to her unit. The Board asked that we send a maintenance worker to the unit for an assessment.

Open Form Comments:

J. Cottle, -7-756, stated that the grounds look good.

I. Hunt – 19-206, stated that the pool is being used after 10 pm. It was also stated that adult beverages are being consumed in the pool and play ground areas and this is not allowed.

C. Guerra – 18-20, suggested that the Board increase the water deposit from \$100 to \$200, stating that this would help to ensure that an owner is not held responsible for a water bill when the tenant moves out. He also asked if he could submit a bid for his company to be considered for the background screenings.

B. Edmondson – 17-241, stated that the laundry room equipment is old and that the machines need to be replaced.

The meeting was adjourned at 8:30 PM.