

### **First Quarter Meeting Minutes for Wednesday, March 19, 2014 at 6 PM**

The meeting was called to order at 6:02 PM

#### **Board members present:**

Ben Brown - President

Nruti Brown – Vice President

Robert (Bob) Rainsberger – Treasurer

Gus Gil - Secretary

James McPeak – Absent

#### **Condo owners present:**

Sign in Sheet on file in the COA Office

#### **Staff present:** Tonia Bascom

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

B. Brown shared that the sidewalk repairs at building 17 were completed and Superior Seal & Paving did a great job.

The Board discussed with the gate at the main entrance and voted to replace the gate. Vendors have been contacted for bids and once all bids have been received they will be submitted to the COA Board for a final decision.

The Board reviewed the water damage procedures from the Fines Committee and voted to adopt the procedures effective immediately. A copy of the Water Damage Procedures is enclosed for your record.

The Fee Committee has agreed to compile a list of fees for infractions for all residents who do not follow the community rules.

Due to the increase of illegal activity on our property, the board voted to add additional lighting, cameras and evict any resident participating in any illegal activity. This will include fining the owner(s) who fail to rectify the problem once they are notified by a COA employee.

The Board voted to accept the proposal from Terminix Pest Control for quarterly interior services for all units. Terminix has been notified that their proposal has been accepted. The interior pest control service ***is not*** optional.

Terminix has options for residents that are allergic to certain pesticides. Please notify the COA Office if you or your resident have a special request with the pesticides.

To assist in providing the interior pest control service it is imperative owners provide the COA office with a marked key to their unit(s) no later than Friday, April 25, 2014. All services will be done on Fridays with the first set of units scheduled for May 2, 2014. All owners and residents

will be notified of their service date within the next week or two.

Effective May 1, 2014, all residents must complete a criminal background screen every three year. Cost of screening has increased to \$50 per person who is age 18 and over. This includes all guests who are visiting 10 or more consecutive days.

Billy Martin with Comgecys Insurance was asked to review our current insurance policies to ensure compliance with current codes.

The Board voted to continue providing benefits to all eligible employees.

G. Gil stated that he would take care of the units at building 17 that have mold as this has become a safety concern for all.

To reduce the cost of postage we will start notifying all owners via email whenever possible. All owners are asked to update their email addresses with the COA Office no later than April 25 2014.

The meeting was adjourned at 7:37 PM.

Open form comments:

Owners participated in all discussions.