

APPLETREE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 24, 2009

MINUTES

PRESENT: Kathy Remondini, Andrea Impastato, Amy Rehman and Allen Schroeder.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:36 p.m. A quorum was established.

REVIEW OF FINANCIALS:

The Board reviewed the current financial statement. After some discussion about the amount of money in the operating account it was moved by Kathy and seconded by Amy to move \$50,000 from the operating account into the reserve account. It was also moved and seconded to forgive the \$69,158.18 due from Reserves to Operating prior to year end. Motion carried unanimously.

The Board also discussed the current delinquencies and the foreclosures in the community.

NEW BUSINESS:

Tree Care Bid:

The Board reviewed a bid from J & J Tree Care for pruning in 2010 and approved the bid.

Lighting:

The Board reviewed a bid from Full Spectrum Lighting to add some tall pole lights around M and L building because the current roof top spot lights cause complaints from the adjoining neighborhood and even some complaints from Appletree residents. The Board would like to look at more options before approving any bid.

Stairs:

The Board reviewed a bid from Exterior Solutions to stain all of the stairs in the community. The Board unanimously agreed to table this bid for a future date and to just repair broken or cracked steps as needed.

Resolution on High Efficiency Water Heaters:

Nikki discussed with the Board the need for a resolution to go to all owners explaining that if they convert to high efficiency water heaters or furnaces they must make sure they drain into a plastic drain pipe and not the copper drain pipes as the water produced by the high efficiency machines is very acidic and will cause leaks in the coppers pipes. Nikki will mail this out to all owners along with a newsletter reminding owners of rules, etc.

Walk Around:

Nikki and Amy will do a walk around of the property and send notices to all owners who have violations that need to be taken care of.

Parking Lot:

The Board asked Nikki to get a bid to sweep the parking lot.

Resignation of Board Member:

Marcie Schwerer resigned from the Board so her term will need to be filled with a replacement. After some discussion it was decided to ask Vicki Farrow of unit L4 if she would like to serve as she has shown an interest in being involved with the community.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:07 p.m.