

APPLETREE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

JANUARY 19, 2010

MINUTES

PRESENT:

Allen Schroeder, Amy Rehman and Kathy Remondini

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

The Board reviewed the November 30, 2009 meeting minutes. It was moved by Amy Rehman and seconded by Kathy Remondini to approve the minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIAL STATEMENTS:

The Board reviewed the December 31, 2009 financial statements. Allen Schroeder asked several questions about the financials and some of the reports contained therein. The Board also reviewed the current delinquency list and the status report from the collection attorney.

The Board requested accounting to mention building letters first in the memo lines of checks to better track what invoice goes to what building. The Board asked Nikki of Weststar Management to look into two delinquent accounts that no longer show up on the attorney's report.

Allen Schroeder requested that anyone who signs the Association's checks to look at each invoice very closely before signing the actual check. He also stated that each check is to have two signatures on it. Once a new Board is elected at the Annual meeting a new signature card will be signed by the new members.

OTHER BUSINESS:

Contractors:

The Board discussed some of the current vendors doing work on the property. After some discussion it was moved by Allen Schroeder and seconded by Amy Rehman to require all vendors who work at Appletree to have proper insurance with copies of same to be kept on file with the Management Company. Motion carried unanimously.

Weststar Contract:

The renewal of the Weststar Contract was reviewed. After some discussion it was moved by Amy Rehman and seconded by Allen Schroeder to renew the contract for one year as presented. Motion carried unanimously.

Handicap Parking Signs:

Nikki stated that two of the three new Handicap Parking signs have been installed at the property. She stated that she has already received a request to have a car towed that was illegally parking in one of those spaces. After much discussion the Board directed Nikki to have the monitoring company tag any cars that are illegally parked in the handicap spots for a period of two months to get owners used to the new spaces. Once that time period is over then cars that illegally park in the handicap spots will be towed at the owner's expense with no prior warning.

Newsletter:

A few ideas for an upcoming newsletter were discussed. The Board would like to include the new rules on handicap parking, having owners on the bottom floors make sure their crawlspace fans are working, cleaning up after pets, etc. as some items to put in the next newsletter. The Board will think of other items to include prior to a newsletter being published.

Annual Meeting:

The Board had a brief discussion on the upcoming Annual meeting. It was decided that Kathy Remondini would give the President's report and Allen Schroeder would give the Treasurer's report as well as review the budget.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 10:00 p.m.