

APPLETREE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 16, 2010

MINUTES

PRESENT: Allen Schroeder, Ayser Zoma Spencer, Kathy Remondini and Association Attorney Myra Lansky.

HOMEOWNER: Trevor Clark

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:40 p.m. A quorum was established.

Myra Lansky, Association Attorney was present to review policies drafted with the Board.

The first policy present by Myra was a Reserve Policy. After review it was moved by Allen Schroeder and seconded by Ayser Zoma to approve the policy as written. Motion carried unanimously.

Myra then presented a Business Resolution in regards to Board members who are authorized to sign checks. After review it was moved by Kathy Remondini and seconded by Allen Schroeder to approve the resolution as written. Motion carried unanimously.

Both the Reserve Policy and the Business Resolution will be part of the Association's records.

Myra discussed with the Board the need to not have so many discussions back and forth through email. She also discussed that no voting should be done by email.

Allen asked Myra if the current set of Policies and Procedures for the Association should be re-adopted as it looks like they might have been signed without a Board meeting being called. Myra stated the policies could be re-adopted at another Board meeting.

The Board asked Myra some questions on a foreclosure letter written by her regarding a delinquent owner.

The Board called for an executive session and any owners and Nikki with Weststar Management were asked to leave the room.

Upon returning to the meeting after the executing session, Nikki Kreger of Weststar Management was handed a piece of paper with several votes and was asked to enter the votes into the minutes. The piece of paper said the following:

"I move Kathy's account be sent to the attorney immediately and the account be charged all previous late fees and interest that were due per the bylaws, declarations and policy and procedures. Article 7.1 through 7.15." Allen Schroeder and Ayser Zoma voted for and Kathy Remondini voted against. Motion passed.

"I move to give Weststar Management 60 days written notice of management contract termination and to solicit three bids for a replacement company to be chosen at the next board meeting." Allen Schroeder and Ayser Zoma voted for and Kathy Remondini voted against. Motion passed.

"I move to solicit three bids for roof inspections by the next board meeting and select the best bid for the inspections at the next meeting" All three members agreed. Motion passed.

"I move to immediately stop using Stefco, Inc. and Stephano Biernacki for any repair/construction work for Appletree HOA except work that is currently under contract and approved by the Board at a meeting." Allen Schroeder and Ayser Zoma voted for and Kathy Remondini voted against. Motion passed.

"I move to terminate the services of Enrique Aguilar immediately." Allen Schroeder and Ayser Zoma voted for and Kathy Remondini voted against. Motion passed.

"I move to solicit three bids for a reserve study by the June board meeting." (I have no idea how this was voted on)

"I move to develop a master lighting plan for the Appletree complex and to solicit three bids from electrical contractors for help in formulating the plan." All three members agreed. Motion passed.

ELECTION OF OFFICERS:

President: It was moved by Ayser Zoma to nominate Allen Schroeder. No second was made. Motion failed.

Treasurer: It was moved by Allen Schroeder to nominate Ayser Zoma for Treasurer, seconded by Kathy Remondini. Motion passed.

Other Business:

Other business was attempted to be discussed by Allen Schroeder but Nikki Kreger asked that the Board leave the Weststar Offices and bring up the subjects with the new Management Company.

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.