

APPLETREE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 18, 2010
MINUTES

BOARD MEMBERS PRESENT: Ayser Zoma, Kathy Remondini and Vikki Farrow.

ALSO PRESENT: Association Attorney, Myra Lansky and homeowners Christine Erickson and Eric Griffen.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the April 20, 2010 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Nikki Kreger reviewed the financials with the Board. The current delinquency list was also reviewed.

OTHER BUSINESS:

Revised Contract with Custom Contractors:

The Board reviewed the revised contract presented by Custom Contractors. The revised version includes fewer hours per week and states that the hours will also decrease after Labor Day. The cost per hour remained the same. It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the revised contract as presented. Motion carried unanimously.

Stone Paver Bid:

The Board reviewed a bid from Stefco, Inc. to add pavers to the area in front of building G where a planter was removed and also the area of rocks in front of the building. A previous bid for concrete was approved but the vendor felt the paver system would be a better application. It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the paver bid as presented. Motion carried unanimously.

Concrete Bollards Bids:

The Board reviewed two bids to install concrete bollards in the grassy area between buildings G & C. This area was previously damaged by a large truck driving over the sod and sprinkler system and the new posts will be a preventative measure to keep that from occurring again. It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the bid from Stefco Inc. for the work. Motion carried unanimously.

Landscape Timber Bids:

The Board reviewed two bids to replace the landscape timber walls at buildings E & B. After some discussion it was moved by Kathy Remondini and seconded by Ayser Zoma to approve the bid from Falch & Falch. Motion carried unanimously.

Trash Enclosure Bids:

The Board reviewed several bids for rebuilding the current trash enclosures with a stucco finish and steel gates. Based on the cost of each bid, the Board decided to table a vote on the issue until other materials can be looked into.

Letter from Owner Regarding Dog:

The Board reviewed a letter from an owner who was asked to remove his dog due to the dog being over the weight limit allowed in the Rules and Regulations. After a lengthy discussion the Board requested that Nikki contact the owner and let him know that the Board plans to review the rules on dogs and will not take any action against him for now.

Policy on Alternative Dispute Resolution:

The Board reviewed a policy prepared by Myra Lansky on Alternative Dispute Resolution. This policy is required and will be added to the other Policies and Procedures approved by the Board previously. It was moved by Kathy Remondini and seconded by Ayser Zoma to adopt the policy as written. Motion carried unanimously.

Bid for Flowers:

The Board reviewed colored plans and pricing for flowers at several locations through out the property from JBK Landscape. It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the bid as presented. Motion carried unanimously.

Carport Roof Bid:

The Board reviewed a bid from Stefco, Inc. to replace the wood shake shingles on the two carport buildings with the new composite material that has been installed on all the buildings. It was moved by Kathy Remondini and seconded by Ayser Zoma to approve the bid as submitted. Motion carried unanimously.

HOMEOWNER FORUM:

A homeowner in attendance commented that pets are viewed as part of the family by many people and encouraged the Board to consider allowing bigger dogs at Appletree.

A homeowner in attendance commented that re-doing the dumpster enclosures should not really be a priority of the Board at this time.

A homeowner in attendance came to discuss water damage in her unit from roof leaks over the last several years. Discussion was held on what portion of the damage the owner is responsible for and what portion the HOA is responsible for. After a lengthy discussion between the owners, the Board and the Association's attorney the Board directed Nikki to have an HOA vendor repair

the water damage and complete the work. The owner had requested that her own vendor do the work, but Myra Lansky informed the Board that the HOA vendor should do the work. Nikki will have Stefco, Inc. make arrangements with the owner to get in the unit and begin repairs.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:00 p.m. for an Executive Session.