

APPLETREE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 15, 2011
MINUTES

PRESENT: Kathy Remondini, Ayser Zoma, Bill Lee, Marius Pettersen and Vikki Farrow.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Ayser Zoma and seconded by Vikki Farrow to approve the November 16, 2010 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIALS:

Ayser Zoma reviewed the financial statements with the Board as well as the current delinquencies. The Board reviewed a letter from the Association's attorney which recommended foreclosure of the Association's lien on one of the units due to thousands of dollars in back dues being owed. It was moved by Kathy Remondini and seconded by Ayser Zoma to proceed with the foreclosure per the attorney's recommendation. Motion carried unanimously.

OTHER BUSINESS:

Election of Officers:

It was moved and seconded to elect the following Board members to the follow offices:

President: Kathy Remondini
Vice President: Vikki Farrow
Treasurer: Ayser Zoma
Secretary: Marius Pettersen
Member @ Large: Bill Lee

Motion carried unanimously.

Flower Beds Bid:

The Board reviewed a bid from JBK Landscape to add perennials and annuals to the existing flower beds in the community. It was moved by Ayser Zoma and seconded by Kathy Remondini to approve the bid as presented. Motion carried unanimously.

Crawl Space Issues:

Nikki reported that she received bids from two building engineers to come out and look into some of the crawlspaces to see if there are any structural issues. Nikki recommended going with Richard Weingardt & Associates as they have done work for other associations and come highly recommended. Their cost to do the initial survey of several buildings would be approximately \$3,000. The Board unanimously agreed to use their services.

Review of Insurance Company Recommendations:

The new insurance company that insures Appletree reviewed the property and recommended three items to be taken care of:

1. Replace damaged concrete-the Board has already contracted to have the work done this spring.
2. Replace the stairs in all buildings-Board received a bid from Stefco, Inc. to replace the stairs on each building for approximately \$2250. It was moved by Bill Lee and seconded by Ayser Zoma to complete two buildings at this time and complete several in each year as money allows. Motion carried unanimously.
3. Add depth markers around the pool deck area-this will be done by the pool company.

Pool Fence Bids:

Nikki reported that the fence company would like to meet at the pool to discuss the fence options as it's not as easy as just raising the height of the fence. If the Board does go for a new fence and new locks for the 2011 season then one new key will be given to each owner who is current in their dues. One additional key can be purchased for \$50 and \$50 will be charged for each key that is lost and needs to be replaced.

Tennis Courts:

The board discussed the possibility of using the area where the tennis courts are currently located for another purpose. It currently seems as if the courts are not used often and some type of park or sitting area would be a good option. The Board asked Nikki to speak with the Association's attorney to see if removing the tennis courts is an option for the future.

Roof Hatches:

The Board discussed the need to have the doors leading to the roof areas re-done with new a new lock system. Currently vendors are accessing the roofs without any supervision from someone on the property and are causing major damage to the flat roofs. The Board agreed to have all of the roof hatch doors replaced along with new locks for a cost of \$750 per building. A letter will go out to all owners advising them that the hatches will only be opened one or two days per month and that all work must occur on those days. Signs will also be made indicating the policy and hung on each hatch and a form will need to be filled out by the vendor trying to access the roof and must be signed off on by Appletree maintenance before the hatch is closed back up.

Bylaw Amendment:

A discussion was held by the Board on amending the Bylaws to require that anyone who serves on the Board of Directors is current in their dues. The Bylaw amendment will require a vote by the owners at an Annual meeting so the subject will be added to the 2012 Annual meeting agenda.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:15 p.m.