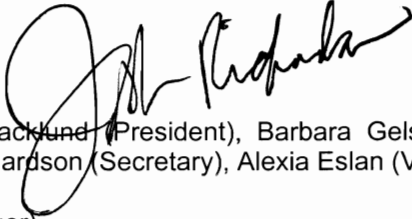


NORSEMAN CONDO ASSOCIATION

Meeting Location: 1290 William St. Capital Hill Community Center – Center Library

Date: 4/20/09

PRESENT:


Board of Directors: Kyle Backlund (President), Barbara Gelston (Treasurer), J.P. Cachera (Member At Large), Josh Richardson (Secretary), Alexia Eslan (Vice President)

Nickie Greco (Property Manager),

Bob Wasserman (Resident), Valter Pinto Foschini (Resident)

HOMEOWNERS FORUM:

Bob opened up the Homeowners forum with some questions for Nickie and her number of visits to our building per week. It was stated by Nickie that she will visit our building at least once per week, unless issues required her presence more than that.

Bob also wanted to know the process for shutting off the building water, so he can make repairs to his unit. The Board agreed to set a designated day every month to shut the water off to the building so that homeowners are able to make necessary repairs in their units. The day agreed by the Board will be the first Wednesday of each month starting May 6, 2009 and will only be shut off if homeowners request are provided to Nickie at Weststar.

The last item discussed in the forum was the change to Weststar from Gelston Property Management. The main reasons given by the Board of Directors, was a monthly cost savings to the building (Weststar also handles accounting as part of their monthly fee), additional expertise on building repairs and contractors, and increasing property value of building through projects than can be completed through the cost savings.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 PM, a quorum has been established.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

The previous meeting minutes from March 2009 could not be approved at this time, as they had not been adequately reviewed and included in the packet. Josh Richardson will send Nickie a copy of the minutes and have the Board approve over email.

REVIEW CURRENT FINANCIALS:

The financials were reviewed, with there being no further question or concerns, the financials for March 2009 were accepted pending audit.

UNFINISHED BUSINESS:

J.P. reported his findings on the mailboxes. These semi-mobile mailboxes will cost ~\$5000, but they best fit the needs of our building at this time. The in-wall models will have an increased cost, due to building modifications needed to complete during installation. J.P. will look into a few other

options, as we will incur additional cost not reusing existing mailbox area and will need to update that area.

The need to replace the building fire alarms was discussed by Kyle. A system which links all the building alarms into a master system will be used. The cost to replace all 20 units is ~\$560.

Kyle made the motion to replace all 20 fire alarm units, Josh seconded the motion and the motion was carried unanimously in favor (5-0).

A pigeon problem has been on going at our building for some time. Possible solutions to deter the pigeons include the installation of spikes above the main door, which will be attempted by Broomhall Bros. The real problem has been residents feeding the pigeons on the North Side of the building. The owner of the unit has been notified previously, but the renters of the unit are still feeding the pigeons. A notice will be posted on the bulletin board to not feed the pigeons and a notice addressing a possible fine sent to the owner of the unit that is feeding the pigeons.

NEW BUSINESS:

Kyle made the motion to conduct an audit of the building finances for 2008, costing \$1250, Alexia seconded the motion and the motion was carried unanimously in favor (5-0).

Kyle made the motion add duties to the Rosario contract (building cleaning contractor), J.P. seconded the motion and the motion was carried unanimously in favor (5-0).

J.P. brought up the mosquito issue on his side of the building, which he believes is coming from the pool. The pool is scheduled to open the week of May 17th and The Pool Man needs to be made aware of this possible mosquito issue, specifically the pool cover design may need to be addressed.

Future locations for Board Meetings, Kyle and Alexia will do some additional research to find a place that fits our needs and doesn't incur a huge cost to the HOA.

The carpeting and painting of the building has been delayed indefinitely since the Annual Meeting.

Lowell is still in the process of bidding the mirror for the parking lot and will include a stop sign and landscaping.

The heat in the building will be adjusted lower/if not off, to coincide with outside temperatures rising.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 PM.