

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 12/21/09

PRESENT:

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

Elissa Conger (Property Manager)

Paul - Resident Unit #309 (Representing Resident Lesley Moak Unit #309)

HOMEOWNERS FORUM:

Resident of unit #309 contested their fines (\$50 for damage to common area) stating the incident never took place and the date and title of infraction varies in letters sent to them. The Board had already decided on the matter at the previous meeting (10/19/10), but will review all details (date and title of infraction) and provide to owners of #309 once again.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:00 PM, a quorum has been established.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

J.P. made the motion to approve the 9/24/09 and 10/19/09 meeting minutes, Kyle seconded the motion and the motion was carried in favor (6-0).

REVIEW CURRENT FINANCIALS:

J.P. made the motion to approve the 2010 budget, Alexia seconded the motion and the motion was carried in favor (6-0).

UNFINISHED BUSINESS:

J.P. made the motion to approve the 2008 audit, Barbara seconded the motion and the motion was carried in favor (6-0).

Elissa will send a 90 day termination notice to TKE.

NEW BUSINESS:

Barbara (Gelston Management) will lower the listing price on unit #104 to \$699 per month to gain more interest in the rental unit.

Alexia made the motion to renew the contract with Weststar Management beginning 1/1/2010 thru 12/31/10 at the rate of \$1200 per month, J.P. seconded the motion and the motion was carried in favor (5-0).

J.P. made the motion to approve the 2010 legal services from Hindman Sanchez with retainer and traditional fee structure, Josh seconded the motion and the motion was carried in favor (5-0).

The Annual HOA Owners Meeting will be held on January 31st at 2:00PM in the Hall at the Capital Hill United Neighborhoods Community Center (Tears-MCFarlane House) located at 1290 Williams Street.

The Board entered executive session to discuss collections and fines. The Board came out of executive session.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:30 PM.