

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 02/15/2010

PRESENT:

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

Elissa Conger (Property Manager)

HOMEOWNERS FORUM:

No new updates. Received e-mail from Bob Wasserman about updates in Congress Park, potential new restaurants and a light rail going down Colfax.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:15 PM, a quorum has been established.

APPROVAL OF MONTH DATE AND YEAR MEETING MINUTES:

Barbara made the motion to approve the 12/21/09 meeting minutes, J.P. seconded the motion and the motion was carried in favor (4-0).

REVIEW CURRENT FINANCIALS:

Kyle made the motion to approve the January 2010 financials, J.P. seconded the motion and the motion was carried in favor (4-0).

UNFINISHED BUSINESS:

The Board decided to drop the rent for Unit #104 from \$699 to \$650 per month to generate more interest.

Elissa will request proposal from Century for the Elevator Maintenance. Currently have proposals from Centric and 5280.

NEW BUSINESS:

Will be moving forward with David Brooks for the repairs to Unit #303 and Unit #404.

Will table Approved Vendors Policy discussion until the April 2010 HOA Board Meeting.

The Board decided to move forward on reviewing the Declarations. The expense of \$5,000 is included in the 2010 budget. Kyle will come up with a revision plan and present it to the Board in the April HOA Board Meeting.

Reviewed various projects on the request and wish list and made decisions on which ones to get quotes for at this point given our financial limitations. Will get bids for parking lot and rear entry steps, hand rails for front and pink cement in front, and will then make final decisions on these and landscaping, resurfacing the East rear stairs and painting the stairwells projects.

Elissa will get proposals from laundry leasing companies.

J.P. made the motion to move forward with finishing the carpeting in the 4th and 5th floors as long as the cost is not more than \$9,500 total. Kyle seconded the motion and the motion was carried in favor (4-0).

Kyle made the motion to write-off bad debt related to Unit #405 and #505. Alexia seconded the motion and the motion was carried in favor (4-0).

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:40 PM.

Alexia Estan
Alexia Estan 6/28/10