

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 6/23/2014

PRESENT:

Board of Directors: Kerrienne Duffy (President), Josh Richardson (Secretary), Barbara Gelston (Treasurer), Cleasta Lewis (Member at Large) and James Rose (Member at Large)

Bob (Unit 407)

Ricardo Lases (Property Manager)

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:44 PM, a quorum has been established.

HOMEOWNER FORUM

The landscaping contractor needs to concentrate more on weed control around the building. The washer/dryer resets need to be scheduled again. The mailboxes need to have a consistent way of marking the resident name, as the masking tape on the front looks bad. The possibility of getting an additional garbage can out in front of the building to help the current one from over flowing.

APPROVAL OF PREVIOUS MEETING MINUTES:

Barbara motioned to approve the previous meeting minutes (April 2014), James seconded the motion and the motion was carried in favor (5-0).

REVIEW CURRENT FINANCIALS:

Josh motioned to approve the current financials, Kerrienne seconded the motion and the motion was carried in favor (5-0).

NEW BUSINESS:

James motioned to approve the letter from the attorney having RE Roofing pay the full amount of \$10,426.73 and also cover damages of personal items within the damaged units, Josh seconded the motion and the motion was carried in favor (5-0).

The Board denies the request of unit #209 until another Certified Structural Engineer agrees the wall being removed is not a "load bearing" wall.

The Board will ask for two more estimates on elevator repairs.

The Board approved sewer repairs for units #106 and #107 via email (7-0).

Kerrienne motioned to levy a special assessment of \$45,000 to cover major repairs (elevator repairs, roof repairs, asphalt lot sealant/repair, concrete repairs with railing for safety, new domestic hot water exchanger, sewer repairs) starting August 1st thru November 1st (4 months), Josh seconded the motion and the motion was carried in favor (4-1).

UNFINISHED BUSINESS:

N/A

EXECUTIVE SESSION:

The Board entered Executive Session at 7:47 PM.

The Board exited Executive Session at 7:54 PM.

ADJOURNMENT:

With there being no further business, the meeting was adjourned at 7:55 PM.