

NORSEMAN CONDO ASSOCIATION

Meeting Location: Weststar Office

Date: 10/27/2014

PRESENT:

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

Ricardo Lases (Property Manager)

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:35 PM, a quorum has been established.

HOMEOWNER FORUM

No smoking signs need to be added to front of building, as people are continually smoking in this common area. This is against the HOA rules/regulations and a fineable offense. The new janitorial service is not cleaning the front and back entries of the building adequately. Ricardo will follow up with them regarding their specified duties.

APPROVAL OF PREVIOUS MEETING MINUTES:

James motioned to approve the previous meeting minutes (August 2014), Kerriane seconded the motion and the motion was carried in favor (6-0).

REVIEW CURRENT FINANCIALS:

Josh motioned to approve the current financials, Barbara seconded the motion and the motion was carried in favor (6-0).

NEW BUSINESS:

Barbara motioned to increase the monthly HOA dues by 10%, starting January 2015 to cover the increases in building expenses (water/sewer, trash, building insurance and janitorial services all had significant increase passed on to the HOA), Nancy seconded the motion and the motion was carried in favor (5-1).

Nancy motioned to change the phone service contract of the building from Comcast to Century Link to gain a lower monthly rate for the same services, Kerriane seconded the motion and the motion was carried in favor (6-0).

Nancy motioned to renew the building management contract with Weststar for another year (January 1, 2015 thru December 31, 2015) at a cost of \$1300 per month, Kerriane seconded the motion and the motion was carried in favor (6-0).

The Board has reached an agreement with Lowell M to provide handy man services for miscellaneous building repairs and general maintenance. This new service will keep the building maintenance up to date and help to control costs of these repairs at a defined hourly rate.

UNFINISHED BUSINESS:

The Board effectively negotiated a better proposal with Centric to conduct elevator repairs and accepted the HPS snow removal contract, approving these new contracts unanimously via email. (Should we include the tentative dates for the delivery of the rocks and some word on the delivery of the elevator part(s))?

EXECUTIVE SESSION:

The Board entered Executive Session at 7:42 PM.

The Board exited Executive Session at 7:48 PM.

ADJOURNMENT:

With there being no further business, the meeting was adjourned at 7:48 PM.