

Parkway Towers Condominium Association

Homeowners Meeting November 20, 2007

Secretary/Recorder: David Auten

Record of Proceedings

Call to Order & Roll Call

- Called to order at 6:30 pm, November 20, 2007, by Paulette Short, President
- Directors Present: Paulette Short; President, Scott Dube; Vice President, Sue Dugan; Treasurer, David Auten; Secretary, Pat Kulp; Member at Large. (Roger Lucas and Cecil Kalthoff not present)

Introductions

Home Owners Present

Paul Giroux #1504
John Thomas #1407
Roger Radke #1501
Tim Champion # 1503
Mingnon Harris #103
John Schneider #1201

Corrections in Previous Meeting Minutes

Minor corrections made to the Treasurer's Report.

Motion Made: Scott Dube Second: Sue Dugan All present in favor

Acceptance of Previous Meeting Minutes

Minutes accepted with corrections

Motion Made: Scott Dube Second: Sue Dugan All present in favor

Acceptance of Previous Financials

Pending audit. In addition Nicki from Weststar will be checking with the accountant regarding two outstanding checks from January and August and the outstanding deposit from June.

Motion Made: Scott Dube Second: Sue Dugan All present in favor

Trasurer's Report

Sue presented and discussed the 2008 budget. Comments were discussed regarding the raise in water gas and electric costs. In addition there are several potential projects that were included in the budget primarily pertaining to HVAC. Issues regarding the reserves not being fully funded in 2005, 2006 and most likely not in 2007 presented. Due to these items the budget committee proposed the need to raise dues for 2008, approximate increase will be ten percent per unit. Fully amount will be calculated by Weststar and coupons will be mailed by December 1, 2007.

Motion made to adopt the 2008 budget

Motion Made: Sue Dugan Second: Pat Kulp All present in favor

Contracts

Insurance

Bill Goldy attend the meeting and presented to the group information about the current state and prospects for insurance. Travelers would be willing to insure the property but not Liability. They would partner with another insurer to cover both. Estimated cost was around \$42,000. Philadelphia sent an inspector to the building on have November 19,2007, and was willing to insure coming in around \$25,000. They may recommendations of items that we would need to complete before or with a time frame to .continue insurance.

Motion made to accept contract from Philadelphia as carrier.

Motion Made: Sue Dugan Second: Scott Dube All present in favor

General Care

Contract from All American Lawn Services was reviewed and accepted.

Motion made to accept.

Motion Made: Scott Dube Second: Pat Kulp All present in favor

Snow Removal

Contract from All American Lawn Services was reviewed and accepted.

Motion made to accept.

Motion Made: Sue Dugan Second: Scott Dube All present in favor

Sunshine Cleaning Contract

Contract from Sunshine Building Maintenance was reviewed and accepted.

Motion made to accept.

Motion Made: Sue Dugan Second: Scott Dube All present in favor

Pool Contract

These contracts were sidelined until the December meeting.

Additional Business

Managers Unit

Discussed renting the managers unit and the costs associated with cleaning and updating or renting in the current condition. The carpet will be cleaned when Action Services cleans the carpet for the rest of the building at Parkway Towers cost. We will then attempt to rent. Proposed rent: \$600 with one months rent security deposit. Renter will be responsible for the electric but all other costs covered by Parkway. One outside parking space will be provided.

Motion made to rent.

Motion Made: Scott Dube Second: Sue Dugan All present in favor

Holiday Party

Parkway Towers will be hosting a holiday party in the 16th floor party room on December 16, 2007. It will be a pot luck and donations are encouraged to cover any costs. Roger Radke will be organizing.

Assistants

Declarations allow for the Secretary and Treasurer to have assistants. David Auten will be asking John Schneider to assist with the Secretary responsibilities and Sue Dugan will be asking for an assistant as well.

General

The couch that is being stored in the basement will need to be removed and we will ask Del to change out the carpets in the elevators with the second set if they can be located.

Scott will be sending a letter acknowledging the receipt of two correspondences during the month.

Adjournment

No other business came before the board. Motion to adjourn at 9:10 pm
Motion Made: Paulette Short Second: Scott Dube All present in favor