

# **Quincy Lake Condominium Association, Inc.**

A NON-PROFIT CORPORATION

## **Board of Directors Meeting October 8, 2013 - 7 PM**

### **MINUTES**

#### **1. Call to Order**

A. Board Members Present: David Slattery and James Beaudry.

Board Members Absent: Nathan Kramer.

Also Present: Cathy Habich; Linda Galindo; Matthew Ditzenburger,  
American Family Insurance; Chris Ricketts, CMCA®  
(Association Manager).

B. The meeting was called to order at 7 PM.

C. Matthew Ditzenburger presented an insurance proposal from American Family Insurance at approximately \$110,000 for 2014. The Board requested revisions to target a premium at \$60K or less.

#### **2. Minutes**

A. Minutes of June 2013 moved and approved.

B. Minutes of August 2013 moved and approved.

#### **3. Financial Report**

A. The September 2013 Financial Report was accepted by the Board.

#### **4. Unfinished Business**

A. None.

#### **5. New Business**

A. 17375D Reported moisture in the crawlspace from a crawlspace pipe leak in 17375C. The water was turned off to the building within 1.5 hours until the repairs could be made. Most residents took the opportunity to fill buckets and containers with water pending repairs. The leaking pipe in 17375C was repaired in about 12 hours from the discovery of the leak. The Board President offered fans to move moist air out of the crawlspace and help it to dry out the crawlspace as fast as possible. The weather has been quite warm still so it shouldn't take very long to dry out.

- B. 17326A requested adding a fence and some water intrusion in the basement. The owner will be requested to submit a standard ACC form and manager will contact Reconstruction Experts to evaluate the situation and provide an estimate to make repairs.
- C. Two accounts that were declared bankrupt per Chapter 7 by the Judge of the court were okayed for write off. When the banks foreclose, the HOA will receive the Super Lien at sale.

#### 6. Adjournment

The meeting was adjourned at 8:15 PM.

The next meeting is scheduled for December 10, 2013, 7 PM.

Approved:      December 10, 2013