

July 13, 2009 HOA Meeting Minutes

New HOA Board Changes

Sandy Brooks, has resigned because of move from the building and Erik Johnson, owner 201, will be taking her place

Board Accountant, John Napoli's Financial Report:

- 1) There is only one delinquent account, 504, in the entire building. She caught up in December in order to refinance and now is in collections with us again.
- 2) Our Cash Reserve is solid and building every month
- 3) The Major Capitol Improvements included in the final phase of remodel in the last six months has totally been funded through Operating Cash. This is due to the cash savings we have derived from the first phase of Capitol Improvements in 2008, especially the boiler replacement and the computerized / 2010 fire safety coded elevator replacement.
- 4) Our final planned phase of remodel has moved forward with no delays and everything looks great. These include new landscaping, new front entrance concrete and new metal front awning. The only project left from this final phase is the interior of the elevator cab.

Elevator Cab:

There was debate as to the price of using our elevator company, 5280, to remodel the interior of the cab or to outsource it to a regular contractor which would save almost ½ the cost of the interior. The main motivating reason for using the elevator company is that they pull all permits, do load tests and are most aware of the requirements. Susana will leave picture of the various options for cab interior material for Board Members to note as to their preference.

Roof Top Unit:

The owner of the Roof Top (RT-1) unit, Larry, did not present his plans and information, for possible roof top expansion of his deck area.

Landscaping:

We did decide to go ahead and have more landscaping included in the project and the address any irrigation problems at this time.

Change of direction for water shut down procedure:

It was decided that water shut down in the building for non emergency procedures, i.e., remodeling of individual condos, will be more closely monitored during the months that the Chiller is being used because when the water is down in the summer the Chiller also has to be turned off, which is more inconvenient.

These as several items from past meetings not yet resolved

Building Internet: Board Members Jeffrey and Mike are still compiling information

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Web Site remodel

Demetri, 402, does have some time to work on this with Jeffrey

Bike Rack

We've discussed this at an earlier meeting and decided that the open space on the south west corner would be a good place to add a rack, but keep in mind that we will lose a possible space for vendors to park. Kim and I are thinking that we should move the smaller rack from the garage, it is double sided and will handle guest bikes and scooter/mopeds; resituate the remaining bike rack in the garage to push it closer to the wall for a front entry only, and add another rack, hopefully less cumbersome in the basement. Any new racks would have to be U-lock acceptable.