

Versailles

HOA Meeting November 23, 2009

Property Management

- Our southern property line which extends beyond the new south fence.
 - o Numerous years ago the Versailles spoke with the neighbors stating that they could use the land if they took care of the trees. They were to have signed an easement, but to date they have not.
 - o To trim the three trees on this property would cost \$1375 to remove the trees would cost \$1455. If the neighbors to not sign the easement the Versailles will remove the trees.
- Call box and entrance system
 - o Some owners have been having problems with the current call box not working.
 - o Two bids were obtained to replace the system. They came in at \$4900 and \$3600.
 - o The board requested that Susana obtain bids for just the outside box alone.
- Elevator cab interior – The panel surrounding the elevator buttons needs to be replaced to give the elevator a finished look. The cost of this is \$2,490.00
 - o A motion was made and passed to purchase the panel
- Complaints were received concerning the broken window on the south side of the sixth floor. The owner has been informed and it is due to be fixed.
- Kim in unit 601 would like to find out about getting Direct TV since her unit is one of the units in the building that is not wired for cable.

Financial

- September Operations budget is negative due to the following projects: Awning, Fence, Landscaping, Remodeling of floors, and Painting of stairwells. The money for these projects came out of the operating expense not the special assessment.
 - o However we are due to be under budget for end of year.
- Unit #504 is again delinquent for both HOA Dues and the Assessment.
- For 2010 budget there is to be an expected reduction in the utilities budget by \$20,000 due to the new systems.