

VERSAILLES HOA meeting May 5 2010

Updates on agenda

- Storm knocked out power - One motor burned out - was replaced. Jeff will be checking to see the cost of monitoring system, \$5700 - \$5300 bill. John would like the bill to be challenged. No body knew the amount. Ben needs to communicate better....
- Internet will be delayed due to this repair and landscape needs to be fixed.. As a group we are discussing if we should have the internet be a priority.. Will discuss later
- Communication - If you write an e-mail to Jeff please change subject for better reference. Easier to find the message
- Windows will be cleaned Friday - Shawns Sprinkler - Make sure this guy is covered with workman's comp - make sure they have liability insurance and life insurance. We have been recommended that we install a system from the roof - we will have it as a priority since it could be a bad lawsuit. We will be cleaning windows twice a year
- Garage to be repaired this month - water leak -
- Pool to be open and cleaned and heated by memorial day weekend.. long process
- Updated rules and regulations - will be passed by ? - Open schedule.. not sure when they will be checked up and posted
- Landscaping - North side grass issue - Old secretary motioned to investigate the price of options to not having every year sod repair.. I second it. We will investigate all options including design.... - David Cruz will get involved with the design
- SMOKING - the only way to solve it to make it a non smoking building and change all the declarations.. We will do a survey to see what owners respond
- Window issue - GIL - Not sure who is responsible. Many options available - the issue here is "who is responsible" John will take the issue to LEGAL and see what their opinion .. No one is sure , but we could be opening a HUGE can of worms.. If we pay for it then everyone would like to have their windows replaced and it would cost a fortune..
- Problems with the door entry panel - still sticks and needs addressing, The solutions that Jeff found costs about 150. - However Mike proposes that we go ahead and replace the whole system - it could be about 2K - So what we will do is - Jeff will look into the best solution and see how much it costs - 2 different issues- the numerical pad replacement is one thing and the door not closing is another issue.. Mike will take care of the hardware and Jeff will be taking care of the pad
- Fence is broken during the storm. - bad contractor disappeared and nowhere to be found - We are looking for a good job - option 1 - putting the posts into the parking deck and replacing the missing section , keeping the good part option 2 - pipe fencing - less private but it will take less maintenance - See options on fence hand out sheet ..
 - ? not covered by the insurance
 - ? maybe metal option
 - ? what is the warranty of the cedar fence.

- ? Motion to move on - jeff to investigate and let us know
- ? INTRODUCTION OF EVERYONE !!
- ? FINANCIALS
- ? JOHN REPORTS
- ? Owed HOA's Joy 504 - about 6K - Loui 405 - 1002 - Cassel behind 3-4 months
- ? David will make a survey to see who is interested in having internet - Diane seconds
- ? Tamara situation - she know she has to pay for her repairs. - Ben to bill her directly
- ? Maintenance is high
- ? Utilities is ok a little up
- ? Overboard management fees - but it was agreed by board..
- ? See sheet John gave us
- ? Loan is ok
- ? Having a new boiler has been good- decrease the use of gas but xcell is higher
- ? OTHER INFO
- ? Absentee owners 35% 65 % owners
- ? Kim leaving us - what do you do and who will replace her -
- ? KIM motions for KIM - and second by Gil
- ? PRESENT
- ? Mike, Gil Kim1, KIM2, John (accountant), Jeff, Diane, David