

JULY 12 2010 / VERSAILLES

Present : John, Jeff, Mike, Gil, Kim Berkey, and Megan

AC problems - broken pipe - all repaired.. All cooling tower giving us trouble - full of bad stuff. Solution - new cooling tower system. Costs TBD.- Waiting for estimates -
QUOTE BY NEXT METING

Valve installations went well- Still problems with 405. Will try to find a solution with Loui- for now we will propose to him to pay in advance and we can request the work. - JULY 31st solution.

Fence work to start next week. Half deposit to be given to them next week. - DONE BY EOM

Parking garage leak repaired. To take care of the repairs in the future we will build up a budget. TBD how much to put aside.

For the Internet, Jef will get me numbers so that I can do the survey sheet.

New Grill in the pool area - \$300. Lets look into how the grills are maintained. Ask Ismael and make sure he is cleaning them. -

The back wall needs to be fixed. White paint keeps coming thru. - We are adding money to the budget to paint it when it gets bad

Furniture in the pool area not to good but we will wait until next year . WE WANT INTERNET !!!!!!!!!!!

Trim outside the front door will be contracted to be fixed.. Jeff has a contractor coming to fix - DONE BY EOM

Elevators mark will be fixed. Floor tiles to be replaced. - EOM

Elevator key pad swirl panels to be replaced? Jeff will look into this.. MUTE

Security - some bikes have been stolen - we need better resolution on the video cameras. We need new cameras and system.. Maybe a couple of signs letting people know that there are surveillance cameras, until we get new cameras. - EOM

All agreed to get codes to renters , individual numbers and \$50 penalty fee if caught giving it to strangers

Door hinges to be replaced - Still having issues with the sensor not letting people out. We need bids for repairs to the hardware - Jeff will take care of contacting the contractors. - asking sure the system works before we pay the vendors - EOM

Landscaping - going with the same vendor . Lets see how things go this year . We will start dealing with this issue early.

Snow removal was brought up and we have to think about new suppliers. Nobody seems to be willing to take care of this issue so we are keeping the same vendor

Mike proposed we start putting deadlines to our resolutions.

Financials

15K on operating

50K on reserves

We are behind about 35-40% of where we should be stronger.If at the end of the year we ned money then we take it out of the reserve. We are in general OK.

Building maintenance is a little high.. YTD we are about even in our operating.

Manager fees over. BUT ok

Utilities are bout 2500 over budget because of the xcel charges

Under budget on insurance. We have to review our deductible because insurance has come down and we should see if we want to stay at 10K or make it lower

Joy - 504 - Louis on 405

Fence coming up, lawn replaced, front door to be fixed

After August part of your Special assessment payment is going to interest. Something don't worry !

SMOKING ISSUE - Kim to get information - kimberlyberkey@gmail.com

SURVEY FORMS - SEPT 1st ?