

**MINUTES (Revised)**  
**430 LINDBERGH CONDOMINIUM ASSOCIATION**  
**MAY 18, 2005 MEETING**

- I. Meeting was called to order at 7:07 p.m.
- II. Officers present: Drew Barton, Charlie Corkran, Dave Mandeville, and Ray Sluzas.  
Absent: Christina Jimenez. Quorum was established.
- III. Previous Meeting Minutes: Minutes of the April 20, 2005 meeting were approved.
- IV. Manager's Report
  1. Quote from Atech Plumbing for piping replacement in Buildings E and H was reviewed and discussed. Board requested Penelope Morgan from CMA to contact homeowner whose plumbing contractor has objection to connecting to existing piping to get more information on what piping would need to be upgraded. Board decided to take no action on Atech quote, since existing piping is not leaking and does not require repairs.
  2. Letters are being sent to all homeowners requesting copies of leases if unit is being rented.
  3. Tree replacement by pool completed.
  4. Hallway cleaning contractor has changed frequency of cleaning in accordance with Board directive (front-once a month, back-twice a month).
  5. Homeowner info sheet (blank) has been emailed to Board.
  6. Payment of invoice from Lifescape for tree replacement by pool authorized.
  7. Reserve account discussion tabled since Christina was not present.
  8. Bank account has been modified to delete all previous signature cards and only authorize appropriate CMA staff.
  9. Payment of invoice from attorney for services authorized.
  10. Pothole repair by Building F will be completed week of May 23<sup>rd</sup>.
- V. Work Orders
  1. Recent work orders were reviewed.
  2. Repair to pool gate latching completed.
- VI. Old Business
  1. Options for "For Sale" info tubes at main bulletin board (by pool) discussed. Rectangular mailbox-type mounted to vertical posts of bulletin board was preferred solution. Penelope will investigate obtaining clear type.
  2. Trees by pool have been installed.
- VII. New Business
  1. Charlie will have a key made for the main entry doors to F Building for the new owner of unit F-6.
  2. Homeowners who need access to main breakers that are located in adjacent building should contact CMA or any Board member to unlock door.
  3. Windows stored in basement of A Building will be relocated away from the panelboards.
  4. Homeowner suggestion to install attic insulation will be considered in planning for next year's budget; current budget do not include such work.
  5. Report of standing water near back of M Building will be investigated.

6. LMS will be notified to periodically check trash containers around pool patio areas and empty same when full. Homeowners who see that trash containers are filling up should notify CMA to pass information to LMS.
7. Pool permit from last year extends to May 30. New permit is being issued. Pool is open for use.
8. CMA will check the shower by the pool to verify that it is in working order.

#### VIII. Financials

1. Board reviewed current financial report.

The June Board meeting will be held June 15 at 7 p.m., in the pool patio area. Dave will conduct the next property inspection.

Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Raymond Sluzas