

MINUTES
430 LINDBERGH CONDOMINIUM ASSOCIATION
JUNE 15, 2005 MEETING

- I. Meeting was called to order at 7:04 p.m.
- II. Officers present: Christina Jimenez, Drew Barton, Charlie Corkran, Dave Mandeville, and Ray Sluzas. Absent: None. Quorum was established.
- III. Previous Meeting Minutes: Minutes of the May 18, 2005 meeting were approved as amended.
- IV. Manager's Report
 1. Penelope Morgan from CMA sent an email to homeowner on 5/19/05 to get more information about piping issue.
 2. Pool shower was checked and is operating correctly.
 3. Demand letter sent by CMA.
 4. LMS has been notified to periodically check trash containers around pool patio areas and empty same when full. Association will purchase extra trash bags and place in bottom of trash containers so that an empty bag can be installed when a full bag is removed.
 5. CMA has researched recent work orders for light replacement in common areas.
 6. CMA has received additional information from Atech concerning their bid for piping replacement.
- V. Work Orders
 1. Recent work orders were reviewed.
- VI. Old Business
 1. Atech has provided an estimate of \$345 to replace a portion of galvanized pipe. Board decided to take no action on Atech quote, since existing piping is not leaking and does not require repairs (this would be an upgrade). If or when the pipe leaks, the Association will repair the pipe. Any damage to homeowners' equipment would be covered by a claim to their homeowner's insurance company. Christina will talk to the homeowner who requested the pipe replacement.
- VII. New Business
 1. A homeowner has a safety concern about cars exiting from the entrance driveway. The suggestion of additional signage was discussed but is not possible in this year's budget. A flyer will be emailed to the Board to be posted on the exterior doors of all buildings. The flyer will notify readers of the correct traffic flow requirements (with reference to the By-Laws).
 2. Recent work orders for light replacement in common areas do not indicate any pattern of greater than normal frequency of failures.
 3. The tree by Building J is outside the property.
 4. Report of water problem in basement of G Building has been investigated and does not appear to be a plumbing problem.
 5. Proposal for new flowers/summer colors was discussed. A motion was made to authorize Drew to get bids for flowers from additional sources and sign a contract for same, with a maximum limit of \$1000. Motion passed.
 6. Windows in basement of A Building have been moved.

7. Rectangular mailbox-type “For Sale” info boxes have been mounted to vertical posts of bulletin board. Info tubes around the property will be removed.

VIII. Financials

1. Board reviewed current financial report.
2. Christina has reviewed loan documents and further clarifications are needed. Once revised the documents will be signed by the necessary Board members.
3. Status of collections (late letters, demand letters, and possible legal actions) was discussed.

The July Board meeting will be held July 20 at 7 p.m., in Christina’s condo. Christina will conduct the next property inspection.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Raymond Sluzas