

MINUTES
430 LINDBERGH CONDOMINIUM ASSOCIATION
SEPTEMBER 21, 2005 MEETING

- I. Meeting was called to order at 7:08 p.m.
- II. Officers present: Christina Jimenez, Drew Barton, Dave Mandeville, Charlie Corkran, and Ray Sluzas. Quorum was established.
- III. Previous Meeting Minutes: Minutes of the August 17, 2005 meeting were approved.
- IV. Manager's Report
 1. Penelope Morgan from CMA reported on actions taken since the last meeting.
 2. Laundry Room: Water problem has been investigated. Cleaning of drain should solve the problem.
 3. Touch-up Painting: Issue tabled until next meeting.
 4. September Loan Payment: One-time reduced payment of \$2100 to be made (\$700 redirected for curb repair).
 5. Trees on CSX Property: Continuing to attempt to contact CSX about pruning trees that overhang our property.
 6. Exterior Spider Web Cleaning: Quote received from Jowers to clean webs from awnings and doorways. Board approved. An additional quote was requested to remove webs from exterior windows.
 7. Attic Fans: Investigation continuing. No indication of how (or if) they operate.
 8. Basement Drain Cleaning: Work completed. Invoice to be paid from plumbing budget category. Need to put approximately \$800 for drain flush in next year's budget (to be done in late spring). Outside drains by entrances may need to be done more often.
 9. Check for NCB: Received.
 10. Demand Letter for Late Fees: Letter sent.
 11. Violation Letter for Plastic on Windows: Letter sent.
- V. Work Orders
 1. Work orders reviewed.
- VI. Old Business
 1. Paint Touchup: See Manager's Report above.
- VII. New Business
 1. NatureCare: Lawn treatment for weeds has begun. Deep pruning of bushes to fill out bottoms will be done in the winter. Pine straw will be done in the Fall, after leaf removal.
 2. Landscaping Concerns from Homeowners: Quality of work by new company appears worse than previous company. 2 persons crews for 2 hours is insufficient to properly work the site. Trimming of bushes needed. Board will contact company and express our concerns.
 3. Atech Proposal: Proposal for additional drain work reviewed. Additional information needed for each line item. Issue tabled until next meeting.
 4. Homeowner questions/comments: Repair and repainting of awnings. This will be considered in next year's budget.
 5. Homeowner questions/comments: Potted plants on site wall near entrance. A violation letter will be posted on the plants and they will be removed.

6. Security: A notice to residents about car break ins and reporting of incidents to police has been posted. Options to increase property security (patrols, fencing, cameras, etc.) will be investigated.
7. Pool will be closed September 30th.

VIII. Financials

1. Board reviewed current financial report.
2. Next Year's Budget: CMA will send a draft budget to the Board. Board will meet to discuss. Formal review will occur at next month's meeting.

The October Board meeting will be held October 19 at 7 p.m., at pool area. Dave will conduct the property inspection.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Raymond Sluzas