

**ESPLANADE CONDOMINIUM  
BOARD OF DIRECTORS' MEETING  
February 10, 2010**

**ATTENDEES:**

Siggi Bjarnason	President
open position	Treasurer
Sven Freitag	Vice President
Barb Simpson	Secretary
open position	Member at Large
Vickie Tolsen	Phillips Mgmt

Call to Order at 6:37 pm

**1. Homeowner Forum**

No homeowner present.

**2. January Meeting Minutes**

Minutes approved by Board with noted changes.

**3. Property Manager Report**

- Damaged carport by R building repairs are complete and paid for by the unit homeowner's insurance.
- Spa has been having an issue of being left dirty and trashed by users. Vickie suggested changing the lock to an electronic reader system that will monitor users by name and time. Board replied that we'd prefer to have all the locks converted to this kind of electronic security system, not just the one. Vickie will get estimates.
- Caretaker has requested having some petty cash available for small maintenance expenses. Board approved a fund of \$100 for which the caretaker will submit receipts for any purchases.
- Audit for 2010
  - Siggi signed this audit.
- Delinquency Payments
  - Payment received from one delinquent unit in the amount of \$7089 for overdue HOA dues.
- Recycling Concerns
  - Waste Management company will audit amount of recycling they pick up to determine whether they consider it necessary to add bins and/or an additional pickup during the week.
- Reschedule Annual/Budget Meeting
  - Meeting will be Thursday, March 3 at Holy Spirit Lutheran.
  - Vickie will ask David Bach to attend and report on repairs.
  - Vickie will send out notice and put notice by each mailbox kiosk.

**4. Old Business**

- Litigation repairs/roofs

- Concerns expressed by board and homeowners regarding the method and materials used for setting the new carport posts. David Bach reported that the repairs done had to be cold because of the time of year. The contractor will return in warmer weather to cover with asphalt.
- Damaged/worn garbage enclosures: David Bach will do a full examination of their condition and need for replacement/repair.
- Homeowners questioned why the carport by G building was done again when it had been repaired several years ago after a tree landed on it during a storm. David Bach indicated that the previous repair was not done correctly and had to be redone during the repair of the rest of the property carports.
- Board will contact Stein, Flannagan, Sudweeks & Houser attorneys for latest on litigation
- Payment of invoice for carports received. Board to review
- Parking and security issues:
  - American Security indicated that they would charge about \$1000/month. This would include several drive-throughs during the night, visitor parking violations, and availability to respond to homeowner calls during the night. Vickie will ask them to come to our next meeting to itemize what they can provide.

## 5. New Business

- Landscaping
  - Brickman Landscaping has been doing Esplanade landscaping for several years. The Board requested Vickie to get bids from other companies on providing this service.
  - Vickie will set up a walkthrough with Brickman regarding current conditions and concerns.
  - Best Construction indicated to Vickie that they could install additional French drains by C/D, F, L/K, and T buildings to deal with the standing water issues. Board asked Vickie to ask Best to come back with a schematic of where the drains would go and the cost.
- Schedule for Board working sessions
  - Every 4<sup>th</sup> Thursday
  - Priority: formal job description for caretaker responsibilities, review and update of House Rules and evaluation of House Rules that should become Declaration amendments.

## 6. Treasurer's Report

- We are meeting our reserves every month.

Adjourned at 7:48pm