

**ESPLANADE CONDOMINIUM
BOARD OF DIRECTORS' MEETING
December 09, 2010
6:30pm**

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 6:36 pm

1. November Meeting Minutes

Approved by board

2. Landscaping activities by homeowners

- Discussion with several homeowners on clarification of homeowner roles in helping in landscape maintenance:
 - From this time forward homeowner shall not be engaged in landscaping activity on the property outside of approved activities.
 - Any request to perform maintenance activity shall be made to Phillips Mgmt.
 - Permission and list of work items shall be approved in writing.
- Claims of damage from one of the homeowner's regarding another homeowner's work in one of the garden beds are the responsibility of the complaining homeowner. The board has no intention to enter into litigation in this matter.

3. Property Manager Report

- Delinquencies
 - When Phillips and the board receive notification from our attorneys that a homeowner has not been paying their dues and are delinquent, it shall be understood that the attorneys have always attempted to work out a plan for payment. Litigation is not initiated until payment plans fail.
- Esplanade Homeowners Yearly Budget ratification meeting
 - Monday, January 17, 2010 at Holy Spirit Lutheran
- New floors in restrooms
 - Have not yet been completed – contractor will provide Vickie with a new estimated completion date.
- Update on spa

- New fan installed and moisture is dissipating.
- Sven has tagged/labeled the timers and lights in the spa.
- Board asked Vickie to get a proposal to install a motion sensor to turn on the spa lights.
- Board asked Vickie to get 2 new signs: an updated 911 sign at the door to the pool; and a sign for the bathrooms asking people to clean up after themselves.
- Thanksgiving snow storm
 - Two units had frozen pipes that were thawed without breakage.
 - Caretaker did sweeping of the sidewalks

4. Old Business

- Construction projects around the complex
 - Skylights – approved bid to replace skylights at buildings H, J, K, L, M, N, P.
 - Board approved roof replacements for E, F, G and cabana scheduled for January/February 2011.
- Payment of invoices – Siggie and Sven will go to the bank on 12/10/2010 to get new checks in order to pay the invoices.

5. New Business

- Phillips received a bid for snow removal from Brickman Landscaping. Vickie will get a couple more bids for snow plowing and for deicing and will send it to the board within a week.

6. Treasurer's Report – not available.

Adjourned at 8:13pm