

**ESPLANADE CONDOMINIUMS  
BOARD OF DIRECTORS' MEETING  
ESPLANADE CLUBHOUSE  
Thursday, June 4, 2009; 6:30 PM**

**Board Members Present**

Siggi Bjarnason							President
Jacqueline Brinker							Secretary
n/a							Vice President
Adam Henderson							Treasurer
Lisa LaBranche						Not Present	Member at Large

**Call to Order 6:30 pm**

**HomeOwner Forum**

One Homeowner in attendance

HO complaint that people have been reaching over the gate to obtain access.

**Approve May meeting Minutes**

*Motion to Approve*

*Seconded*

*Siggi Bjarnason*

*Adam Henderson*

**President's Report**

FiOs is here. E building to be installed in a couple weeks.

Still a few buildings which are only pending one key, so should be done soon.

**Treasurer's Report**

Adam discussed treasury with Karen last week and got updates on reserves etc. Karen still has to transition documents to Adam and he'll start receiving financials this month.

Homeowners have requested to see the financial statements (books) and have been directed to Vickie. They are welcome to request from Philips and come to the office for review, but financials are not provided out to HOs.

## **Property Manager Report**

### **Insurance Withdrawal signed**

We're paying insurance on installments, but we have enough funding to pay this bill in one payment which will save us money. Board agrees to do this and signs authorization to allow funds to be withdrawn annually for this payment.

Vickie has received insurance quote for flood insurance.

Income Tax signed – signed by Siggi.

### **Contracts for Juanita Creek Signed**

Needs to be resent to Siggi without Vickie's name – then we can sign.

More lights for the property – schematic. Still pending with Siggi

### **Windows Cleaned**

Last cleaned in 200. Needs to be scheduled – Vickie to obtain bids. Will need to removed and wipe screens. Last

Vickie to contact Erik about locating extra screen on property – do we have any. Some HO's are missing from the last window cleaning.

### **Pool Gate**

Handyman has a welder who will be on property tomorrow to fix again.

### **Repairs on Property**

- Shingle repairs – have discussed with attorneys and will move forward with this.
- Leak in J Building – between floors (association responsibility for payment). In process of having holes fixed and will be completed next week.
- Sidewalk (building J) – only one part of the sidewalk we need to be concerned with. Concrete is simply pulling away and needs to be filled.
- Landscaping behind D101 - swampy area, doesn't seem to dry out even in summer. Vickie to contact Brickman to investigate for us.

### **Old Business**

- Time Clock - \$170 and Vickie will have someone install it for us.
- Storage Shed – take this off the table for now.
- Ladder – take this off the table for now.
- Laddering of Funds – to get a better interest rate. Adam to research this for us.

### **New Business**

- Meeting Dates – proposal to have meetings once a month only and not to have them in July, Aug, Dec This will open us up to use Phillips services for any urgent meetings we may need with attorneys, etc.
- First Thursday of each month for 1.5 at 6:30 – except July, Aug, Dec.
- Next meeting will be in September unless there is need for one.

## **Other Business**

Vickie also expresses concern that she's had many many requests for copies of pool keys.

### Options for Pool Access

- Wrist bands for HOs to identify those who are authorized to access – doesn't allow any enforcement.
- Vickie to research card key access for us – obtain bids. Prevents people from obtaining key copies and helps us enforce access, but may be too expensive
- Re-key the current lock to make sure everyone has a limited number of keys and isn't providing the key to non-HOs. Vickie to obtain bids so we can repair.
- Also need to fix the gate so that people can't reach over. Vickie to obtain bids.

SPA Cover needs to be replaced – Vickie to obtain bids.

Pool pump has gone out and needs to be replaced. Vickie has contacted pool equip company for repair and will be fixed tomorrow.

## **Carport Fixtures**

Vickie to ask Eric to do this 2 at a time.

## **Cabana**

- Discussion about allowing access to HOs and re-keying the 3 doors for simplification.
- Is there a process in place in the event a board member loses keys? Not yet.
- Adam to confirm with Karen.

## **Landscaping**

Weeds around pool area need to be attended.

Siggi to touch base with Jim Muri to come back and lead landscaping committee.

## **Parked for Future Meetings**

- Building Captains
- Committees
- Club House (future use)
- Identification of water shut off valves around property
- Siding on west side of G building needs to be cleaned
- Revisit fee schedule to remove the cap
- Parking registration/sticker
- House Rules review

- Pets
- Parking Space Auction (hold)
- CAB Investment Strategy (hold)
- Property Management (hold)

## **ACTION ITEMS**

**Adjournment:** 7:49  
*Seconded*

*Jacqueline Brinker  
Sigg Bjarnason*

**Homeowner FORUM:** *(During the first 15 minutes of the meeting, individual unit owners may address the Board with specific concerns or suggestions. The Board may address these items, or defer them for further study or investigation. After the Homeowner Forum, owners may observe the working part of the Board meeting, but are requested not to comment or participate in the meeting, unless called upon by the Chair. Time constraints require meetings to be conducted within these guidelines.)*