



4) legal counsel: bids received from three firms for retainer (Montero, Kass, Chadwick); Board selected Chadwick for rates/experience. Potential legal matters will all be referred once Board signs retainer agreement.

*Improvements Committee:* Davidson reported:

- 1) labeling water valves & A/C compressors: some work completed on compressor labeling on roof; will need unit access to complete project; working with Chatel;
- 2) NEW: update key file for unit/common space: will work with Chatel;
- 3) NEW: pest control: will review prior Terminex agreement and evaluate one-time response from C&M Exterminating for isolated “swarming” incident;
- 4) NEW: elevator noise abatement: Seutter assisted committee by receiving contractor bids for noise reduction; best bid \$9,850.00; Board deferred pending engineer/legal review for electric feed for possible contractor recourse first; also discussed bylaws project funding regulations, potential impact on Association Reserve, potential owner assessments and splitting the mechanical room soundproofing/conduit re-hanging into separate projects.

#### Presentation of New Business

Good neighbor considerations raised: congregating near building entries; smoking in proximity to building entries; unleashed dogs inside building/on building grounds; impact on building/grounds. Board will post friendly reminders throughout building.

Board thanked Kleiderer and Seutter for attending meeting; Board offered additional thanks to Seutter for research/time for elevator noise abatement.

The meeting adjourned at 10:11.

Submitted by Flagg Youngblood, President (acting as Secretary)  
May 11, 2007

(Present Board members approved these minutes via email post meeting.)