Majestic Condominium Board of Directors Meeting Minutes May 8, 2007

Board members in attendance: Flagg Youngblood Meeting called to Brian Wrenn order at 7:38 p.m.

Brian Wrenn Michael O'Neill Ken Davidson

Other owners in attendance: John Kleiderer

Alan Seutter

Old & Ongoing Business

Owner Contact Information: updates ongoing. President will request updated list from Chatel.

Fines: no action taken; suggestion to waive first-time \$25 late fee. Treasurer will report next meeting with proposed changes.

Association Reserve: \$36,809.73, as of 4/9/07. (Sufficiency of current Association Reserve and current dues structure being reviewed in conjunction to common elements amortization schedule.)

Dues Delinquencies: Unit B01 owes \$1,821.70 past 90 days as of 4/31/07; Board will pursue amicable and prompt repayment prior to initiating legal action for collection.

Committee Reports

Upkeep Committee: O'Neill reported:

- 1) interior wall cleaning/touch-up painting: partial completion (first floor) with local handyman; will work with Chatel to locate contractors/bid for full building work;
- 2) concrete walkway sealing: consulting engineer reported possible construction defect; will refer to legal counsel for review/possible action;
- 3) TRANSFERRED to *Improvements*: update key file for unit/common space;
- 4) building energy/water audit: consulting engineer bids received; Board deferred pending legal counsel selection (for optimal attorney/engineer working relationship)
- 5) common elements amortization schedule review: no updates to report.
- 6) NEW: landscaping/lawn: seeking vendors to maintain grounds on ongoing basis

Insurance Committee: Wrenn reported:

- 1) possible common insurance claim(s): units 302, 407—unit access delaying both;
- 2) insurance FAQ: still pursuing; broker responding slowly; pursuit continues;
- 3) roof: consulting engineer reported solid structure/pitch, but improper rolled goods/sealants used in construction, substantially reducing roof life; will refer to legal counsel for review/possible action;

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.)