

Majestic Condominium Board of Directors
Meeting Minutes
November 13, 2007

Call to Order

The President called the meeting to order at 7:42 p.m.

Officers in Attendance:

Flagg Youngblood, President
Brian Wrenn, Vice President
Michael O'Niell, Treasurer

Residents in Attendance:

Allan Seuter, Owner & Resident

Treasurer's Report

- As of October, 2007, Robin Salmon of B1 has \$3713.00 in outstanding unpaid association fees
- The board has the budget for 2008 currently in draft state which includes (but not limited to) the following adjustments from 2007
 - Upkeep and improvement expenses as suggested by Kipcon transition study
 - Contracting with a new and better performing cleaning company
 - Preventative maintenance of machinery in Common Elements

Upkeep Committee Report

- Elevator went out of service on 11/11/07; the board contacted Thyssen-Krup for service on 11/12/07
- Occupants of unit 106 have been using the bike room for storage of items other than bicycles

Insurance/Legal Committee Report

- The board has filed a notarized a lien against Robin Salmon of B1 for outstanding association fee payments
- The board has resolutions for fines, complaints, and committee charters in draft status; pending edits, the board will officially ratify them
- The board has tentatively scheduled the Kipcon transition and reserve study reports presentation for Tuesday, December 4, 2007, the first Tuesday of December

Action Items

- Michael O'Niell to continue working towards finalize budget; Brian Wrenn to provide data for blanket insurance policy costs for 2007
- Brian Wrenn to record meeting minutes
- Brian Wrenn to continue working with Kipcon to produce a final transition and reserve study report

Adjournment

The President adjourned the meeting at 8:25 p.m.

Brian Wrenn submitted these meeting minutes on 11/14/2007.