

Majestic Condominium
Board of Directors
Minutes of the March 9, 2010 meeting

Meeting was called to order – 8:05PM

Members Present: Kerri Stelcen, Brian Wrenn, Tony Hawkins, and Flagg Youngblood

Motion was made and seconded to appoint Tony Hawkins, Association Secretary. Vote was unanimous

The Board immediately went into closed session to discuss matters related to the warranty claim.

The Board resumed an open session of the Agenda items identified below.

Agenda Items

1. Trash Removal Contract. Because of the problems the building has experienced receiving adequate trash removal and recycling pick-up, the Board is exploring other options to the current vendor.
2. WASA Matter. There has been significant activity in response to the Association's advocacy efforts. Updates are being provided to the board. In the meantime the Association continues to make timely payments of amounts billed for current monthly usage. The Board determined to follow up with WASA in 2-3 weeks if WASA has not provided a response by that time
3. Budget. No report made, as Joe Carroll (treasurer) was not in attendance. The Board discussed delinquencies and determined to send, in consultation with the Association's attorneys, a final demand for payment to the owner of Unit 203 prior to commencing further action.
4. Roof Repairs. Ice buildup and water seepage caused by the recent snowstorms has created some damage to the building's roof. Furthermore, water leaking through the exterior of the building has affected units #405, #305, and #401. Repairs to the roof and the units that sustained water damage as a result of leaks are underway.
5. Landscaping. The Board agreed to explore the cost of minor landscaping improvement (flower pots and boxes, etc.) to determine whether aesthetic enhancements can be made to the property at relatively low cost.
6. Duct Cleaning. The Board agreed to seek estimates through Chatel for the cost of cleaning the building ductwork/ventilation systems as part of preventative maintenance.

Meeting was adjourned – 8:55PM

Next meeting of the Board of Directors will be May 11, 2010.

Minutes submitted by

Tony D. Hawkins, Majestic Board Secretary