

Majestic Condominium
Board of Directors
Minutes of the September 27, 2011 meeting

Meeting was called to order – 8:33PM

Members Present: Kerri Stelcen (President), Brian Wrenn (Vice President), Tony Hawkins (Secretary), Flagg Youngblood (Treasurer), and Patrick Pearsall.

Agenda Items

1. Finance Report. Flagg reviewed the balance sheet and reported that as of September 1 – the cash balance is \$5,150.35 and there is \$155,156.38 in the capital reserves. Unit 204 remains delinquent and collection actions continue for the \$2,721 owed.
2. Waste Management: Brian worked with WM to create a new contract that includes 6 trash totters, 6 recycling totters, 2 trash pick-up days, and 2 recycling pick-up days. Brian also has provided himself as a direct contact for circumstances where an obstruction prevents WM vehicles from entering the rear alley for the purpose of collecting any relevant license plate information so as to have tickets issued to offending vehicles. Brian has kept the appeals process going for fines issued to the association for improper recycling, events the association believe are attributed to non-Majestic residents. Brian and Flagg relocated all trash and recycling bins to the south-east end of the building inside of the gate, which should reduce if not eliminate non-Majestic residents using them for trash disposal.
3. Building Notices. The Board discussed that we send notification to the unit owners on topics of concern. They include closing the lids on the waste bins, discarded items in the bike room, the move-out/move-in procedures, and the increase in theft of packages.
4. Insurance. Earthquake coverage: our insurance broker John Manugian suggests we seek bids for higher coverage, pending our claim for the August earthquake.

Meeting was adjourned – 9:29PM

Next meeting of the Board of Directors will be December 20, 2011.

Minutes submitted by
Tony D. Hawkins, Majestic Board Secretary