

Majestic Condominium
Board of Directors
Minutes of the December 20, 2011 meeting

Meeting was called to order – 6:50PM

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

Agenda Items

1. Delinquencies. Unit 204 has reduced their delinquent balance to \$894.
2. FY 12 Budget. Flagg presented the FY12 Majestic Condominium Association budget. The budget includes a 4.44% increase in fees in order to maintain compliance with the Association's reserve funding obligations, as well as to tackle some pressing maintenance issues such as the spalled concrete walkway on the building's east side. It was accepted by the Board and will be presented at the Annual Meeting on Tuesday, January 31, 2012.
3. Annual Meeting Agenda. The annual meeting agenda will include the following items:
FY12 Budget
August earthquake damage and insurance claim for repairs
Other planned repairs and improvements for 2012
Board elections, as necessary
Other Association Business
4. Trash & Recycling: The occupant/owner of #B4 has expressed concerns about the new location of the trash totters because they reside outside of the unit's window. The board has discussed several remedies: (1) move the totters further from the gate so that they are not located by the unit's windows (short-term), build a wooden enclosure around the area designated for the totters, (3) build the iron fencing further out to engulf the previous location of the bins and totters, and (4) shift parking spaces to make the alcove in the rear of the building the location for all trash totters. The location of the trash totters continues to be a concern for the owner/occupants of #B3 and #B4. Despite having relocated the totters away from #B4's windows, the Waste Management crews routinely place them by those windows after servicing the building. The board raised other options for managing trash and recycling. Flagg will contact a contractor to get a bid for building a wooden enclosure around the totters.

Meeting was adjourned – 8:03PM

Next meeting of the Board of Directors will be the Annual Meeting on Thursday, January 26, 2012 at 8:00PM.

Minutes submitted by
Tony D. Hawkins, Majestic Board Secretary