

Minutes of the January 31, 2012 Annual Association Meeting

The meeting was called to order at 8:05PM by Kerri Stelcen, Association President. A quorum was established (37.5%).

1. Summary of Accomplishments. Kerri was able to identify several of last year's accomplishments by the Board. They include the installation of security cameras, interior and exterior painting, exterior water proofing, basement and first floor lobby renovations, welcome mats, floor refinishing, Knox Box, landscaping, and completed the WASA payments.
2. 2012 Budget. Flagg presented the adopted 2012 Budget. In an attempt to demonstrate how assessment fees are spent, he shared a breakdown of the monthly expenses for the Association and the monthly amount for each unit. The pay-off of the WASA back-billing and dispute was discussed.
3. Prioritized Capital Improvements for 2012 (and beyond). The Board is considering the following items for repair and upgrade:

Earthquake repair:

- Brick re-pointing on all building façade
- Replacement of broken pavers on front stairs, walk
- Repair of front wall post pockets, cleaved bricks

Elevator Upgrade:

- Install continuous hydraulic circulation pump

East Sidewalk Repairs/Upgrades:

- Replace spalled concrete
- Build decorative/screening corral for trash totters
- Install larger storm water basin/reservoir drain
- Install stairs into east side yard

Security Fencing, Railing Repair/Upgrade:

- Remove rust/powder coat all property fencing
- Install durable auto-close mechanisms
- Install "push bar" exit mechanisms
- Complete iron fencing gaps (NW corner, NE chain link)

Unlock Interior Stairwells:

- Remove locksets, replace with pull handles and pushplates

Security Lighting Repair/Upgrade:

- Replace front wall lights with high-efficiency/long-life LED
- Replace exterior lighting with high-efficiency/long-life LED
- Transition interior lighting to high-efficiency/long-life LED

4. Other Items.

Trash fines update. The Association received fines for mixed (trash and recycleable) garbage from the city. The fines have been paid and the collection bins have been relocated inside the gates.

Move-in/out procedures. The procedures related to Moving In/Out of units were discussed. A deposit of \$300 is required of which a non-refundable fee of \$75 to cover the reasonable costs and expenses, and wear and tear associated with move-ins or move-outs. \$225 will be refunded provided there is no damage.

Doors and access codes. Responding to the number of people who have access to the front door code, Michael Plostock and Brian Wooly have volunteered to work on changing the building codes.

Bike registration. A process for registering bicycles in the bike room. Bike owners will be informed of how they may tag their property.

Rug audit. The Board announced a possible rug audit in response to several noise complaints.

5. Elections. Brian announced that his seat is open for election. He has offered to run again after disclosing his plans to put his unit on the market in 2012. Brian was nominated again and elected unanimously by the unit owners present.

Meeting was adjourned – 9:17PM

Minutes submitted by

Tony D. Hawkins, Majestic Board Secretary