

Majestic Condominium
Board of Directors
Minutes of the July 24, 2012 meeting

Meeting was called to order – 2:07PM (via conference call)

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

Agenda Items

1. Building Repairs.

Earthquake damage. The Board received two bids to make repairs to the building's bricks and pointing caused by the August 2011 earthquake. The bid from Renaissance was deemed unsatisfactory by the building's insurance company. The Minkoff bid seems workable. According to our insurer the policy does not cover earthquake damage, so repair costs will have to come from the Reserve Fund. Brian will continue to pursue clarification of the insurer's ruling. Patrick will review the engineer's report as well.

Roof Leak. Unit #407 reported a leaky skylight and some damage. The Board voted to pay for repairs.

Concrete drainage. Flagg described the trouble we have been experiencing during the recent heavy rains. He suggests that the drain capacity should be increased to collect more water. The proposal might also include replacing the concrete and re-grading the sidewalk as well. The Board agreed to move forward with finding contractors and communicating the plan with the Association. In the meantime we will continue to use sand bags and temporary dams to stop water from entering the building during similar storm events.

Elevator. We voted to authorize the replacement of the elevator conduit.

2. Package theft. There have been several packages stolen from the building. Brian will follow-up on changing the access codes.

Meeting was adjourned – 3:00PM

Next meeting of the Board of Directors will be the Annual Meeting on Thursday, March 27, 2012 at 8:00PM.

Minutes submitted by
Tony D. Hawkins, Majestic Board Secretary