

Majestic Condominium
Board of Directors
Minutes of the September 4, 2012 meeting

Meeting was called to order – 7:00PM

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

The purpose of this meeting was to discuss the recent run-off event (9/2/12) and subsequent damage to the basement common areas and some units.

Agenda Items

1. Run-off activity. Water entered the basement common area and individual units. The source was unusually heavy rainfall over the long Labor Day weekend. One owner contacted Chatel Real Estate and emergency water cleanup was sent to respond to damage. The insurance company was called. The Board expects an adjuster's report of estimated damage and costs within three weeks.

2. Other building repairs.

Concrete repair. Flagg received a proposal from the Engineering and Technical Consultants (ETC) for engineering and consulting services for the drainage and walkway improvements project. The Board will consider the proposal.

Earthquake damage. The Board is looking at options for how to address the impact of the earthquake. This project may be delayed.

3. Legal. Made request of legal counsel for advice on how to address both the run-off event on 9/2/12 but the previous event as well. Still waiting for the response from Chadwick.

Meeting was adjourned – 8:10PM

Minutes submitted by
Tony D. Hawkins, Majestic Board Secretary