

Minutes of Board of Directors Meeting November 13, 2013

Attending: Alena Zhurauliova, Thomas Teglassy, Naum Gilkis, Tom Girolamo, 15 owners.

Motion to approve minutes of October meeting – three in favor, NG no response.

Treasurer report: Approximately \$60,000 left in reserve accounts.

Homeowners' forum:

Complaints voiced about anonymous flyers on bulletin boards.

Complaint about lack of updates on community website.

Question as to priority of repairs ... why repair pool when money is needed elsewhere?

Explanation that it was necessitated by our insurer and not a choice.

Complaint about necessity of fire doors. Owner says his door did not need to be replaced.

Victory attests that the fire marshal found NO compliant doors in the community.

Question as to who initially involved the fire marshal in the community. The previous Board of Directors asked for his involvement to see if new doors were necessary.

Questions concerning the asbestos situation in most units.

Discussion of water penetration at 1 Windblown and possible causes.

Discussion of delinquent units in the collection process to insure that they are ineligible to vote in the coming election.

Motion to move legal action on 6 Long Stream 102 until 2014 to incorporate 2014 accelerated fees – 3 in favor; NG no response.

Motion to file suit for pre-petition debt on 7 Suntop T1 – 3 in favor, NG no response.

Motion to accept proposal from Tyco for fire protection for 1801 and 1803 Snow Meadow - approved unanimously.

AZ to provide snow removal and landscape contractor to compare with Brickman.

Motion to approve contract for audit – approved unanimously.

Discussion of raccoon problem and tree at 1800 Snow Meadow that needs attention.

Motion to adjourn at 8:30 – passed.

Respectfully submitted

T. Girolamo