

## Condo Board Meeting Minutes

April 12, 2005

Present: Kathryn, Mark, David, Greg, Judi, Sam, Terry, Deborah, Kevin, Cynthia, Alan Gold  
Called to Order at 7:09pm

Alan gave some balances YTD.

Few brief items that are in process:

There's a leak that has developed, being investigated by Alan (met with a roofer and a tuck-pointer up on the roof to determine the source – there are actually a couple of things that could be responsible and should be attended to). Alan brought an estimate for each of the repairs. There was some concern about cost of re-plastering (page 2 of estimate). Motion was made and carried to approve page 1 of the estimate (the repairs only) and get a second bid for the re-plastering.

There's a window on the south side that has some cracking around it, being investigated.

We'll be getting another estimate for painting the porches this week – the pre-estimate was significantly less than the one we had previously, so we may book them right away.

The parking gates are being fixed tomorrow – it had been refusing to open, so David kept them open so that we don't have an evening or weekend extra charge to get the gate fixed. The company will be doing their quarterly maintenance at the same time.

Alan got a bid on replacing the front doors going into each stack. The company called Ward Door offered to **restore** the doors rather than replace them. Some of their work restoring doors can be seen at the condos at 7340-7350 N. Ridge. The cost of restoring the doors is significantly less than replacing them. On their quote, they don't mention the pieces of the doors that are rotten – Alan will go back and ask them about replacing rotten wood.

Spring Cleaning Condo Work Day – May 21st

Attendants brainstormed a list of everything we can possibly think of that could be done to the property (2 rules – all ideas are valid, and the ideas must benefit all). The items marked with a "1" will be tackled on the 21<sup>st</sup>, the items marked with a "2" we will get to if we have time, if not, they will be postponed.

- Clean around the fences for trash - 1
- Rake up leaves, basic lawn care, attack the outside bugs/grubs – 1
- Prep and paint the black side gates and fences - 1
- Replace some of the bird guards on the roof - 1
- Re-seed & fertilize the bare areas of lawn out front - 1
- Fill in plants on the north side of the building and the north gangway - ongoing
- Replace dirt on the north side – ongoing
- Clear out area under the south west stairway - 1
- Seal the pavement in the back parking lot – 1
- Clean out basements (schedule a pick up from Salvation Army or The Arc, etc) - 1
- Replace dead rhododendron - 1
- Cut down old vines on gate on south side – 1
- BBQ afterwards! - 1
- Fill in more plants in front – 2
- Divide hostas – 2
- Carpet cleaning in the stairways (in October)
- Make a plot of all the plants that have been planted (in October)

- Aerate the lawn (in October)
- Paint hallways (we will get a bid for this to have it done professionally)
- Call the exterminators for the quarterly visit

Cynthia will call The Brown Elephant about coming by that morning to collect anything that any of the residents want to get out of their basements or storage units (hint, hint).

Judi will follow up with Gethsemane to replace the dead rhododendron

Deborah will head up cleaning out under SW stairwell

Terry will get paint for fences from Thybony

Greg will head up the general yard work to make sure we have all the supplies

Greg will take charge of the BBQ afterwards

Sam will take charge of the north gangway planning committee

Mark will head up the efforts to seal the parking lot

Judi will look for a hose and hose-holder for the north gangway

See you all on May 21<sup>st</sup>!