

Special Meeting of Chateau Acadian Board of Directors

Owner's Lounge

Saturday, August 26, 2006

8:00 A.M.

Present: Andrew Pollock, Paul Johnson, Dennis Minchow, Myron Treber, Kevin Lovett, and Johnny Crowell

Not Present: Joey Michlmayer

The meeting was called to order at 8:06 A.M.

Minutes: The minutes of August 5, 2006 were approved.

Management Contract Discussion

It was reported that the Management Contract has been negotiated down to \$1225.

Treasurer's Report:

- President Pollock requested that SRG establish an interest bearing account at Alpine Bank.
- Money to reserve fund (\$1,421/month) will be deposited on a monthly basis, when possible, as the Reserve Account is interest bearing.
- Financial Statement as of 7/31/06 was presented
- A motion carried to accept the Treasurer's report.
- A check in the amount of \$4,966.03 was sent to Customize Home Improvements for deposit of common area carpeting.

Manager's Report

President Pollock presented the following contracts for review: Snow plowing, tree spraying, lawn spraying, chimney sweep service, trash removal, security system including a security camera in the hot-tub area, and fire extinguishers. Following discussion it was agreed that SRG will conduct a review of all contracts and report back to the Board.

Projects:

COMMON AREA/OWNER'S LOUNGE FLOOR COVERING – The final estimate for common area carpeting is \$13,019.

COMMON AREA FURNISHINGS – All present upholstered furniture will be given away, except the furniture in the upstairs lobby area. Wooden furniture in common area of building B will also be given away, except for the two best tables and eight chairs. SRG will put an ad in the SDN that free furniture is available.

IRRIGATION SYSTEM – Crowell will inspect the irrigation system and install new heads and timers as needed, prior to shutting the system down. Minchow will serve as liaison on this project. The project is to begin 8/26/06.

STORAGE SHED – Lovett will check with Home Depot in Avon on the cost and installation of a storage shed, Model SR600. He will e-mail the Board for approval.

LANDSCAPING – Crowell was instructed to complete the tree well project.

DECK STAINING – Crowell will complete the staining project for the parking lot side of the decks. It was agreed that the North-facing dormer decks be checked as well.

PARKING LOT CRACK SEALING – The Board will plan to complete this project on 9/15/06 depending upon the weather.

LIFE CYCLE – Johnson said there was nothing new to report on this project.

CAULK GUTTER SEAMS – Crowell will complete this.

PORCH LIGHTS – Lovett will check into the cost of putting these on sensors.

HOT TUB COVER – SRG will obtain a bid for a new hot-tub cover for the one that's missing.

HEAT SENSORS ON BUILDING A – SRG will have electrician look at this and give the Board a cost estimate for the heat sensors and heat tape for the roof.

Other

Business:

The subject of the seasonal schedule was discussed.

1. Both hot tubs will be turned on by Thanksgiving and remain on through Spring Break.
2. Christmas Lights will be on from Thanksgiving through Spring break.

Adjournment/Next Meeting

The following suggestions were made for remaining 2006 Board Meetings:

- 8:00 A.M. October 21, 2006. A social will be held on Friday evening before the Board meeting at 6:00 P.M.
- 8:00 A.M. December 16, 2006 followed by dinner at 6:00 P.M.

Both Board meetings will be held in the Owner's Lounge.

The meeting adjourned at 10:20 A.M.