

Meeting of Chateau Acadian Board of Directors

Owner's Lounge

Saturday, February 21, 2009

8:00 A.M.

Present: Andrew Pollock, Jim Schear, Dennis Minchow and Paul Johnson Kevin Lovett and John Crowell

The meeting was called to order at 8:00 A.M.

Owners Forum: Notice of the meeting was posted on the website; no owners, other than Board members, were present.

Minutes: The minutes of the January 24, 2009 Board meeting were approved as written.

Financial Kevin Lovett summarized the financial report as follows:

Report Financial Report as of January 31, 2009 close

January 31, 2009 close financials report that we have \$10,746.07 in Operating and \$42,779.54 in the Reserve Account

January 31, 2009 P & L states that we are \$963.31 over budget for operating expenses year to date.

Water is \$1694.07 over budget.

Water Bill – SRG presented a detailed report of water usage which included the following:

Total 2008 water expenses were \$8402; total 2008 budget \$6051

The 2009 annual budget is \$6471

4th quarter ending 12-31-08 \$1157

1st quarter ending 3-31-08 \$1109

2nd quarter ending 6-30-08 \$1657

3rd quarter ending 9-30-08 \$4478

4th quarter ending 12-31-08 \$2851 (bill paid in Jan 09)

Spreadsheet itemizing usage attached.

Usage was high in 4th quarter (period from October – December) for zone C-2; zone C-2 is common area, tied to irrigation and clubhouse. Believe that high usage during 4th ¼ is due to beginning Oct irrigation, running toilets in common area and hot tub drain and fills. 1st quarter 2009 C-2 report is that the meter shows very minimal usage with the exception of 2/1/09 800 Gallons and 2/4/09 400 gallons (over this past weekend Feb 13 – Feb 16, only 29 gallons used).

SRG and the Board will continue monitoring the water usage and SRG will present a water usage report at the next Board meeting. SRG will also check unit 104 to ensure that there is not a runny toilet in this unit.

Electric Bill – SRG presented a detailed report of electricity usage which included the following:

Jan 2009 bill (for Dec 08) reports usage up by 3040

Feb 2009 bill (for Jan usage) reports usage down by 6160

Overall, 2009 budget vs actual reports \$374 under budget for 1st 2 mos.

Jim Schear made a motion to approve the financial report as presented: Dennis Minchow seconds and the motion passes.

Manager's Kevin Lovett and John Crowell presented the following managing agents report:

Report

Completed items

- Mailer sent to all owners re parking reminder, Owners lounge usage and CO Detectors and fire extinguishers.
- roof snow removal (ongoing)
- routine maint

Report Items

Radon – follow up testing reports reading of 6.8 (3.9 is the acceptable limit). The radon contractor has installed an additional pump under the slab of unit 108. All areas will be retested the week of February 23rd. SRG will send the Board the test results; SRG will also send test results to unit 108.

Drywall repairs – the drywall repair work in the hot tub area and other common areas is pending.

Old Business

Trees at the entry

Dennis Minchow presented a drawing he created showing the plan for the tree planting and landscape improvements at the entry. Highlights of the plan include:

- Saw cut and removal of asphalt at the entry
- boulder moving
- installation of additional top soil and fill dirt
- Planting of new trees

Dennis Minchow will add notes to the drawing which will include specs on asphalt cut, and number and types of trees. Kevin Lovett will obtain cost estimates to saw cut and remove asphalt as well as hire a skidsteer to move dirt and boulders. Andrew Pollock will work to see if he can have dirt delivered.

The plan is to have the asphalt cut and the dirt and trees delivered by May 14 / 15th. The Board will then get together on the 15th of May to plant trees and put the finishing touches on the project.

New Business

Leak into 112/ 113

A roof leak is believed to have entered units 112 and 113. The leak has caused damage to the interiors of these units. Currently the leak is inactive. SRG will obtain cost estimates and plan to complete the interior repairs. SRG will also monitor and work to find the source of the leak. SRG will report to the Board.

Next Meeting Date/ Adjournment

The next Board meeting was scheduled for 8:00 AM on Saturday May 16, 2009 to be held in the Chateau Acadian Owners lounge.

At 9:15 am the meeting adjourned.