

## 4/28/14 Board Meeting

The board meeting was called to order at 4:03 at Unit B8, Drake Landing.

The main purpose of the meeting was for the board to meet Lindsay Emore, the new property manager and discuss items that need to be addressed. A list of duties that was provided by Wilderndest Property Management was given to Lindsay as a starting point for Lindsay. A list of owner and HOA responsibilities was also given to Lindsay.

The philosophy of Drake Landing is to fix any problems correctly the first time. If He's not sure whether something should be repaired or replaced then he should ask the board.

Staying on top of roofs and roof snow removal should be a priority. Checking the basements for leaks should be done approximately twice per year. There is some curb damage from plowing snow and the extent of the damage needs to be determined before deciding to replace or repair or a combination of both.

The annual walk through for the summer projects is 5/16/14 and once that's done then the board will provide a list of projects to Lindsay.

Lindsay received a copy of the old contract or his reference and will provide a contract for the board to sign. Lindsay will get an estimate on hourly vs. per plow for the next year's snow plow contract.

There is a roof leak in unit E6 and Lindsay will follow up with the owner and contact Tom about meeting with the owner and determining if it's an HOA or owner issue.

Lindsay was encouraged to bring new ways to do things or improve processed to save money.

Other board business:

It was discussed that dues collections need to be monitored for unit b9 to make sure she stays current as Ms. Fitzpatrick moved out of her unit.

Tom called Carlson, Carlson & Dunkelman regarding their past due account. He has not received any return phone call regarding their account.

Tom made a note that he needs to correct the Condo Map. There are 2 storage units on the back of A11 and E9 that need to be added to the limited common elements.

The board meeting has been changed from 5/16/14 to 5/15/14 at 4:00 at Summit Resort Group.