

DRAKE LANDING CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

October 08, 2009

A regularly scheduled meeting of the Drake Landing Board of Directors convened Friday, October 8, 2009, at the Wilderndest Conference Center. The meeting was conducted via teleconference. In attendance were Gerry Hibbard, Bren Davis, Ron Carlson and Tom Silengo, along with homeowner Bruce Anderson. Present from Wilderndest (WPM) were Roxy Hall, Karen Harsch, Rose Mondragon, and Daniel Vlcek. The meeting was called to order at 11:06 A.M.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the September 11, 2009, meeting were approved as written.

The Board ratified the Window Resolution.

RESOLUTION: Upon motion made, duly seconded and passed 3-0, with 1 abstention, the Board of Directors established that all windows are Drake Landing common area domain and the maintenance of windows shall be borne by the HOA unless evidence of abuse or misuse by the homeowner is determined.

MANAGEMENT REPORT

Property Issues:

- The Board heard Unit B8's noise violation rebuttal.
- Unit B8 noise violation has been voided due to unclear noise regulation policies.
- The Board will establish a policy for quiet hours and noise level acceptance as well as address a dispute resolution process.
- All complaints must be in written form and signed.
- The Board approved the Turner Morris bid for roof snow removal.
- The tenants of Unit E1 have been cited for parking and exterior storage violations. Mr. Silengo will address these issues with the tenants.
- The Board requested WPM to obtain additional boiler maintenance bids.
- WPM will supply last year's costs for glycol and boiler maintenance to the Board.
- WPM was directed to replace the missing stones from the post in front of the hot tub building.
- MilGard windows warranty process was begun for Unit E2. The Board requests WPM to visually check the entire community for any windows to be added to the warranty claim.

FINANCIAL MATTERS

Balance Sheet:

The August 31, 2009 financials were reviewed. It was noted that the Operating Account balance was \$6607.42. The Reserve Account balance was \$197.77. Total Liabilities totaled \$67,956.51, resulting in a total Equity balance of \$3569.73.

To ensure complete clarification, The Board requested the financial review report be given succinctly and in layman's terms.

WPM was directed to re-send the contract proposal to the Board.

The Board approved the 2010 Proposed Budget.

OTHER MATTERS

The Order of Business for Annual Agenda will be discussed at a BOD 9am meeting prior to the Annual meeting.

NEXT MEETING DATES

BOD Meeting, 9 A.M. @ WCC, November 14, 2009

Annual Meeting, 10 A.M. @ WCC, November 14, 2009

ADJOURNMENT

The meeting adjourned at 12:42 P.M.