

# **DRAKE LANDING CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING**

**September 11, 2009**

A regularly scheduled meeting of the Drake Landing Board of Directors convened Friday, September 11, 2009, at the Wilderndest Conference Center. Directors present via teleconference were Gerry Hibbard, Bren Davis, Ron Carlson and Tom Silengo. Present from Wilderndest (WPM) were Roxy Hall, Barb Walter and Karen Harsch. The meeting was called to order at 3:03 P.M.

## **APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the April 17, 2009, meeting was approved as written.**

## **MANAGEMENT REPORT**

### **Property Issues:**

- Mr. Silengo reported that some lenders are objecting to lending due to the commercial component of Drake Landing. Drake Landing homeowners can get a waiver due to the fact that it is under 22% commercial usage. Mr. Silengo recommends calling Dana Holland (Bankers Mortgage) who can help with this waiver. Her contact number is 970-453-1951
- Unit A8 has refused Mr. Silengos offer of repair. They want to fix the unit on their own and negotiate re-payment with Mr. Silengo separately.
- Unit E2 reported his window seal has broken and requests replacement. The Board directs WPM to call Millguard Windows for replacement under their warranty.
- The E. Bldg Commercial unit window repair cost was approved as covered by the HOA.
- The final painting inspection for Allman Painting was approved. The Board noted that it is pleased with the painting results.

## **ROOF ISSUES**

### **Roof Snow Removal:**

WPM has been asked to contact Turner Morris for a bid. The Board feels that the program put into place last season with Turner Morris has proven to be both effective in regards to cost and results.

## **FINANCIAL MATTERS**

### **Balance Sheet:**

The financials as of July 31, 2009 were reviewed. Ms. Walter noted the Operating Account balance was \$6490.99. The Reserve Account balance was \$3613.02. Total Liabilities totaled \$68,394.84, resulting in a total Equity balance of \$9334.45. The painting project and the window cleaning have been paid in full.

**OTHER MATTERS**

Mr. Hibbard complimented WPM on its improved level of service. The Board requested that WPM submit a new 2-year contract.

The Board will prepare for the upcoming Annual Meeting on October 5<sup>th</sup>, 2009.

The Agenda includes:

- 2010 Budget Proposal
- Cost Cutting in 2010
- Snow Plowing and Roof Snow Removal
- Major Maintenance Chart
- Order of Business for Annual Agenda

**Next Meeting Date:**

October 5, 2009, 3 P.M. at the offices of Carlson and Carlson.

**ADJOURNMENT**

The meeting adjourned at 4:08 P.M.