

Meeting of Chateau Acadian Board of Directors

Owner's Lounge
Saturday, July, 2006
8:00 A.M.

Present: Andrew Pollock, Paul Johnson, Myron Treber, and Eddie Ferguson
Donna Treber was also in attendance.

The meeting was called to order at 8:07 A.M.

Not Present: Dennis Minchow, Joey Michlmayer

Minutes: The minutes of May 13, 2006 were approved as presented.

Treasurer's Report:

In the absence of Minchow, Pollock and Donna Treber reviewed the Balance Sheet and the current and year to date P & L Statement with Board. (See attached)

Discussion took place on the following items:

- Pollock reported that Minchow has agreed to remain on the Board, but not as Treasurer. Pollock asked if Johnson would be willing to serve in that capacity and Johnson said he would let the Board know at the next Board Meeting.
- It was agreed that the Association owes Brooks' (#104) the entire amount they paid the insurance company for damage in their unit. This amount will be determined by the records submitted by Brooks.
- It was agreed that Ferguson be paid \$25/hour for contract work that he does, and that we pay others that sub-contract with Ferguson from Association funds.
- Donna Treber will do "house keeping" on budget in order to present a clean budget at the Annual Meeting.

A motion carried to accept the Treasurer's Report as corrected.

Manager's Report

LANDSCAPING – Ferguson was instructed to have the lawn mowed and trimmed, and the mulch done by the 2006 Annual Meeting. He is also to contact the fertilizer company to do weed control on the lawn.

LAWN MOWERS

- Johnson reported that the riding mower is repaired and in good operating condition.
- One push mower was beyond repair and is of no use and another one. Although repaired, is not up to safety standards.
- A motion carried that the Association purchase a self-propelled bagging mower not to exceed \$400.
- The Board unanimously agreed that it is imperative that this equipment be properly maintained so we do not encounter the same problems in coming years.
- A vote of thanks was given to Johnson for his work on the lawn mowers as well as for mowing and trimming the lawn.

DUMPSTER – This is Ferguson's #1 priority and if needed, he is to use Contractor Zack to complete the project.

LIFE CYCLE – Johnson will give a brief report at the 2006 Annual Meeting on the preliminary results of the Life Cycle Study.

LAND LINE – A motion carried to add long distance calling capability to the Manager's land line in order to be able to return calls to long distance owners.

WINDOWS – Ferguson will have the windows washed by the end of June.

STAINING – Ferguson will finish this project in August, 2006.

IRRIGATION SYSTEM – Ferguson reported that he watered the lawn by hand while trying to get the system repaired. After discussion regarding the irrigation system, it was agreed that he will get prices for new timers and get Donna Treber the expenses for work done in repairing the system. He is to get a price on maintaining the system as well.

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Manager's
Report (cont.)

PARKING LOT – Material has been purchased for sealing the cracks in the parking lot. Pollock, Johnson, and Treber will help Ferguson with this project after August 1, 2006.

OTHER DUTIES – Ferguson reported he has done the following:

- Used the blower to keep the parking lot and common decks clean. In this regard he asked that owners help police the area for trash, etc.
- Spent an inordinate amount of time on the phone trying to get the irrigation system problem resolved.
- Completed the window washing in the owner's lounge and hot tub area, the upstairs windows in the lobby, and in the breeze ways.
- Replaced the knobs on the BBQ grill and filled the propane tank.
- Charged some of the projects to his own account and sent Donna Treber the receipts. After considerable discussion, it was agreed that Donna Treber would check with Alpine Bank on how to handle a debit card. She is also to check on limits.
- Changed trash pick up to 2 times per month and ordered an extra pick up on July 7, 2006.
- Ordered recycle bins to be delivered by July 10, 2006.
- Gotten the fax installed in the Manager's unit.
- Sent out Annual Meeting notices.
- Gotten deposits made in a timely manner. Donna Treber expressed her appreciation for this.
- Staying on top of light bulb situation; some are still not working.

Old
Business

ANNUAL MEETING AGENDA

After considerable discussion, it was agreed to propose the following special assessment topics at the 2006 Annual Meeting:

- **COMMON AREA FLOOR COVERING** – The estimate for this project as of May 24, 2005 was between \$12,300 and \$14,500.
- **STORAGE** – It was agreed that the Board consider a storage shed for storage of lawn mowers, snow blower, power washer, and other equipment in order to keep them out of the weather. Ferguson and Treber are to get prices by the next Board Meeting.

There will be a cook out following the 2006 Annual Meeting. Chef Pollock has agreed to prepare the meat, with the rest of the Board members bringing side dishes and drinks.

New
Business

Pollock submitted the following dates for future Board Meetings:

- Saturday, July 15, 2006 immediately following the 2006 Annual Meeting.
- August 19 or 26, 2006
- October 14 or 21, 2006

Adjournment/Next Meeting

The meeting adjourned at 11:25 A.M. with the next meeting scheduled for 6:00 PM Friday evening, July 14, 2006.