

Meeting of Chateau Acadian Board of Directors

Owner's Lounge
Friday July 1, 2005
5:00 P.M.

Present: Andrew Pollock, Rich Babich, Dennis Minchow, and Myron Treber
Absent were Paul Johnson and Matt Hoover
The meeting was called to order at 5:15 P.M.

Minutes: Minutes of June 27, 2005 and June 28, 2005 were approved.

Treasurer's Report

Pollock reported the Association is in good financial condition.
As of June 30, 2005 the Association has \$6898 cash on hand.
Snow removal and landscape care has been paid.
Budget items for January 1, 2005 through June 30, 2005 are as follows:

- Operating Expenses <\$973>
- Spent from Reserve Account - \$2,398
- Overall budget is positive \$5,155

The Treasurer's report was approved as presented.

President's Report

There was no President's Report.

Manager's Report

There was no Manager's Report; however, the following projects were reviewed.

1. Pollock will meet with Hoover upon his return from vacation and prioritize tasks.
 - First priority is the parking lot doors and decks.
 - Second priority is the dumpster enclosure.Hoover is to contact Alex for help as needed on these projects.
2. Landscaping
 - There is a problem with one station of the sprinkler system which needs immediate attention.
 - Regarding volunteer Aspen trees, upon the advice of an irrigation specialist, these trees will be cut by mowing and removal.
3. Lodge pole pines – the Association will budget every other year for additional evergreen trees to replace diseased lodge pole pines.
4. Flooring in central building – Pollock will get a second bid on the lobby and e-mail results to Board members.
5. Excess furniture – damaged and worn excess furniture in common areas is to be disposed of one piece each week in the dumpster.

New Business

1. Terms of Office are as follows:
 - Babich's term ends in 2006
 - Treber's and Johnson's term ends in 2007
 - Pollock's and Minchow's term ends in 2008
2. Parking Lot Lighting – Pollock read letter from Weathers. Motion carried unanimously that parking lights remain on current schedule.
3. Pollock will send letter to Unit 112 regarding venting bathroom in entry way.
4. Pollock will talk to Brooks regarding water stain in their unit, suggesting using KILZ Product. He will suggest either Brooks or Hoover do the work and the Association will pay associated expenses.
5. Hoover will use personal credit card and be reimbursed for appropriate expenses.
6. Babich will send information regarding new rules for Associations for Board review.

Adjournment/Next Meeting Meeting adjourned at 6:15 P.M. with the next meeting scheduled for Saturday, August 20, 2005 at 9:00 A.M., with a social hour on Friday evening at 6:00 P.M.