

Meeting of Chateau Acadian Board of Directors

Owner's Lounge
Saturday, May 13, 2006
8:00 A.M.

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

The meeting was called to order at 8:03 A.M.

Not Present: Dennis Minchow

Minutes: The minutes of April 7, 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:

- The heat will be turned off in the common areas for the summer and turned back on October 1, 2006.
- Ferguson will reduce trash pick up effective June 1, 2006. He will also contact the lawn contractor for services and turn the sprinklers the Friday of Memorial Day weekend.
- Donna Treber will prepay snow removal as has been done in the past.

A motion carried to accept the Treasurer's Report.

Manager's Report

LANDSCAPING – Donna Treber will create a line item of \$1200 for this project.

DUMPSTER – Johnson summarized progress on this project. Ferguson will locate plans and talk to Johnson regarding details. He will also contact the concrete contractor and submit a proposed completion date to the Board. The project should be completed by the Annual Meeting in July.

COMMON AREA FLOOR COVERING – Pollock will bring this item before the owners at the Annual Meeting. The estimate for this project as of May 24, 2005 was between \$12,300 and \$14,500.

LIFE CYCLE – Johnson and Minchow are to review, update, and e-mail the updated Life Cycle Report to Board members for discussion at the July Board Meeting.

A motion carried to re-seal the cracks in the parking lot by July 7, 2006.

TURNOVER OF DUTIES FROM HOOVER TO FERGUSON – Ferguson reported that the turnover has been successfully completed. A walk-through with Hoover has also been completed. Ferguson will use his judgment as to when to have the exterior lights come on.

LAND LINE - The land line has been installed.

Discussion took place as to the rental management issues previously discussed. It was agreed that this subject would come before the owners at the annual meeting.

Ferguson will develop a simple message for the land line and will add caller ID.

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

STAINING – It was agreed to have the front decks, rails, and banisters on the parking lot side stained. Ferguson is to submit an estimate to the Board.

Old Business

There was no old business to come before the Board.

ANNUAL MEETING - Pollock will develop the notice, proxy, and agenda and Ferguson will do the mailing on June 20, 2006.

It was agreed to continue with the tradition of having a cook-out following the Annual Meeting. Pollock will handle picking up the meat and the other Board members will provide covered dishes, etc.

RICE DITCH – Johnson reported on the Rice Ditch meeting which he attended.

- The Ditch Association requested that each resident clean their portion of the ditch. The Board members agreed to do this following the Board Meeting.
- There is a large boulder near the weir which is causing some alleged problems.
- The Ditch Association has submitted an Annual Report.
- The Ditch Association reported the following concerns:
 - The pond at the end of the ditch is an alleged hazard.
 - The culvert has no grate and is an alleged hazard.
 - There should be no dams along the ditch.
 - President May of the Ditch Association wants to divert seepage around the bike path onto Chateau Acadian property.

Pollock will ask President May to clarify the above concerns.

A motion carried to not increase Chateau Acadian dues to the Ditch Association beyond the 1 unit our Association is now paying.

FLOWER PLANTING – Michlmayer will coordinate this project scheduled for the weekend of June 17-18, 2006. The Board approved a \$400 budget for this project.

CHRISTMAS TREE LIGHTS – Ferguson is to take these down. The Board requested that the lights be put up during pleasant October weather and then lit from Thanksgiving through Spring break.

Adjournment/Next Meeting

The meeting adjourned at 10:55 A.M. with the next meeting scheduled for Friday evening, July 14, 2006 prior to the Annual Meeting.