

Park Towers
Meeting Minutes of the Board of Directors
March 17, 2009

BOARD

Paula McDonough – President
Dale Hammermeister –Vice President
Linda Wolf – Treasurer
Steve McNeel – Secretary

MANAGEMENT

Terri Kenyon - CAM
Don Lamers – Prov. CAM

GUESTS

List on File

BOARD ABSENT

Caleb Cage - Director

Call To Order / Roll Call:

President, Paula McDonough called the meeting to order at 6:03 PM with four of the five Board Members present a quorum was established.

Membership Open Forum:

Unit Owner 305: Owner discussed leak in bathroom. He stated he doesn't believe there is an active leak any further and he would like to have the repairs completed as soon as possible.

Unit Owner 405: Unit Owner discussed that he did not believe the leak was originating from his unit and advised the Association to investigate the origin and advise him.

Maintenance Report:

Dave Tyrer discussed the recent break-ins at the Park Tower and stated that Sam Tyrer learned how to utilize the surveillance system this past month. Dave discussed that some renters were discarding large boxes in the trash and they should be billed back for the cost of removal.

Approval of Minutes:

The Board reviewed the minutes from March 17, 2009. ***Linda Wolf made a motion to accept the March 17, 2009 minutes as written. Steve McNeel seconded the motion which carried unanimously.***

Acceptance of Financial Statements:

Financials for March 2009 were not available. This item was postponed until May 2009 meeting.

Security:

Dave Tyrer reported there was a trespasser that a unit owner helped to identify to the police. He stated that Management should make a police report filing trespassing charges against this individual. This was the same homeless man with the garage clicker. He discussed the possibility of onsite security during the summer months.

Old Business:

A. ANCHORS (UPDATE):

Discussion was had again with regards to the additional contract work that Kirk N. Ellis structural engineer had charged the Park Tower for revamping the Window Washing Anchors into a Multi-Use Anchor system. Multiple motions were made and died. ***Linda Wolf made a motion to pay the invoices after the final approved and stamped drawings were delivered along with a renegotiation of the contract that provided for more detail before further charges could be assessed by Mr. Ellis. Steve McNeel seconded the motion which carried unanimously.***

New Business:

A. ANCILLARY PLUMBING ISSUES:

Unit 305 has a leak in the downstairs bathroom. Management and maintenance will follow up with unit owner at 405 and 305 to try to get this resolved. Another leak occurred with the washing machine hose at unit 902. This is an owner to owner issue but impacted units 902, 802, 702 and on a minor level 602.

Management Report:

Management report was given by Terri Kenyon.

Emergency Repair Report:

Nothing was discussed at this time.

Committee Reports:

A. CONSERVATION COMMITTEE: Paula McDonough expressed interest in getting information regarding wind spires. She would do some follow up and report in the coming months.

B. ARCHITECTURAL COMMITTEE: No architectural items were discussed.

C. PARKING COMMITTEE: Hwa-di Brodhead stated the parking committee was going to have the final notice of the Parking Stall Lease Agreements sent out by the next meeting and the list of those occupying the garage has been completed to date. She mentioned that it might be a good idea to revamp the garage clickers with a more up to date version of clickers that could be placed on key chains. She stated she would get information to management to follow up with.

Membership Correspondence:

No Correspondence was received.

Adjournment:

Dale Hammermeister made a motion to adjourn the regular meeting to go into Executive session at 8:20 PM. Steve McNeel seconded the motion carried with all in favor.

Respectfully Submitted,

Don Lamers
Recording Secretary

Steve McNeel
Secretary