

MSL Board of Directors Meeting November 3, 2010

Meeting Minutes

The meeting was called to order at 6:10 pm with a quorum in attendance: Caroline Christensen, Ryan White and Derek Skalko, Ed Lopez (at 6:35 pm) and Gary Beach and Landis.

The Minutes of the August 2 Meeting were approved. Derek made the motion and Caroline seconded and unanimous approval.

The proposed 2011 Budget was discussed. The unpaid current assessment amount of \$10,362.17 was discussed and there are projections and speculation made about what to expect in 2011. The Board consensus was that with the economy, we will probably see a constant amount like this as the year goes on. With that in mind, the Board thought that the amount for total annual assessments of \$222,294.00 will probably not be collected in full but they felt strong enough to set this amount as being sufficient income to manage the coming year. The Board was against an assessment increase.

The expenses were then discussed. We discussed the Sump Pump expense that is \$6200 for 2010 and decided that the \$1000 budget for it in 2011 would be sufficient. Beach will explore getting some refund monies for the poor workmanship in wiring causing the pumps to fail this year.

The HVAC system was discussed. Currently there is a small leak in the system which causes it to shut down. The leak is going to be very tedious and costly (maybe) to find so we and Beach are going to monitor the system. Beach is in charge of the system at present but may be looking for outside mechanical firm to take it over. The proposed budget figure of \$12,000 was ok with Board.

The Building Exterior Repairs figure was discussed. The \$5,876 figure for 2010 was reflective of lock repairs, leaks repaired, trash chute management and trash room emergencies, sump pump management, move out and move in supervision. Beach will try and place some of these items in other categories for next year providing that it does not cost MSL too much in accounting fees.

The electrical was discussed. Timers have been put on the light fixtures and LED's are going into stairwell light fixtures. The Board congratulated Beach on the emergency lighting work from Howard and the snake lights going down the North Stairwell.

Discussion ensued about the Garage Doors. Gary said that if the springs go out on the doors, the expense to replace the springs would almost equal the cost of new doors. So after Derek suggested that we put aside money for that expected expense, \$10,000 was taken out of Budget to put in a Garage Door Capital Expense fund. We will then change our doors to match TPL more efficient doors. If the doors do not fail, the money will be there to put into Reserves.

With the change made regarding Garage Door Capital Expense line item, the 2011 budget was approved. Derek made the motion, seconded by Ryan and passed unanimously.

We talked about the Maintenance around the building and Derek suggested that the issue of trash around the building, dog messes and litter, was severely affecting MSL. He suggested that he take on the job of monitoring and cleaning up the litter and dog accidents and will get paid by the HOA. He will walk the perimeter of the building, pick up litter and any dog messes twice per week. He will also report any violations to Beach for immediate fines to the unit owner. He will perform this service for \$400 per

quarter. Ryan made a motion and it was seconded by Caroline and passed unanimously. There may be a way to bill the Receiver or Freed for some of this expense since Derek will be cleaning in front of the Commercial Spaces also.

The BBQ was discussed. A sign will be put up to remind everyone to Clean the Grill After Use, since it was just cleaned professionally.

We talked about possible dates for the General Members Meeting in December. The Board suggested that two weeks before Christmas would be appropriate and Landis was to notify us of some possible dates via email.

(We tentatively have scheduled the General Meeting to be held, December 16, 6 pm at Beach Resources office.)

The meeting was adjourned at 7:20 pm.

Caroline Christensen
President HOA MSL