

MARKET STREET LOFTS BOARD OF DIRECTORS MEETING (Emergency) June 9, 2010

Call to Order and Quorum determined: Present- Caroline Christensen, Derek Skalko, Ryan White, Michael Kirnan, and Landis Greathouse. Via telephone – Howard DeLuca.

Michael introduced Landis as our new contact person at Beach Resources as Michael will be focusing his work at Highlands.

A motion was made by Caroline to approve the January 27 and April 19 Board Meeting Minutes. Derek seconded and the motion passed.

The Financials as of May 2010 was discussed with the intent of looking to see if there are any other extraordinary expenses besides the unplanned sump pump expense and the miscellaneous repair expense, which was for the garage door repair and the other door repairs encountered this year. Michael said that one sump pump was repaired (\$8,404.11) and another one was not and he advised that we wait on the other one because of our budget. We are also waiting to see if the Pump company would be reimbursing us for what Beach thought was a defective part. There have be no other 'out of the ordinary' expenses thus far.

We discussed the A/R Summary. The Freed A/R accounts are up to \$32,170.40 and a Demand Letter has been prepared by Gary which is being sent to the Asset Manager at Cordes and Company, with the reply and remittance date of June 18, 2010. Other homeowners who are in arrears have been sent Notices of intent to seek legal action. Two units have been foreclosed on. The Lucas unit and the McMillan unit deficit will be pursued in small claims court. The mortgagor (Wells Fargo) of the McMillan unit will be paying the 6 months of assessment on Unit 206.

New Business: The air conditioning problem had just been resolved. Caroline brought up the barn swallow (starling) problem and after we consult with ACES we will try and get the birds to leave MSL. Right now there are mud nests in the North stairwell between floor 1 and 2 and above the ceiling near Unit 212.

It was noted that the North stairwell is still dark and dangerous. Michael's efforts to get the problem fixed have been futile. Howard has been asked by the Board and Beach to get lighting in the North stairwell. It has become imperative that this be accomplished as soon as possible. Howard will get a price to us for our approval and then go forward with the job. A motion was made by Derek, seconded by Ryan and passed, to have Gigawatt Electric light the stairwell.

We discussed the Hindman Sanchez Approach to Collecting Association Assessments and the notion of incorporating a shutdown of services and/or a garnishment of rental monies in our 'policy'. Gary had urged us to consult an attorney before undertaking this venture. The Board felt that both issues were a little drastic, (1) discontinuing services in MSL would be difficult and (2) interfering with rental income is interference in a contractual relationship. The Board decided to wait until the June 18 date to see if we have gotten a resolution from the Receiver from Cordes and Company. We would revisit this at that point.

Caroline made a motion to adjourn and the motion passed.