

MSL Board of Directors Meeting May 19, 2011

The meeting was called to order at 6:09 pm with Emily Von Holten, Derek Skalko and Caroline Christensen present, accompanied by Roy Saba and Gary Beach, from Beach Resources.

The Minutes from November 3, 2010 were approved unanimously.

A review of Financials by Roy showed that the complex was basically on track with the 2011 Budget. Howard DiLuca was able to put timers on some of the lights so that the lighting arrangement is a bit better. The cost of the lighting work on by Howard was \$1852.

\$500 (unexpected) was used to repair compactor. And Beach is looking to replace the Waste Management company and is looking at a bid for less from another concern. They will keep us apprised.

The Life Safety alarms that have been going off had to do with a flow switch and has been remedied. It appears that one pump may be going out in the HVAC system. Beach continues to monitor.

Regarding Accounts Receivable: J. Freed still owes about \$16,500, something that Beach is trying to collect while having conversations with Lori Chacos, attorney for Freed. Mariner has taken over the project and has paid some liens off: Clayco etc. but we cannot expect to recoup \$ from Mariner. So Liens have been filed, according to Gary, on the Freed debt.

Most of the owners are staying current with their assessments. The Bones unit #220 is probably going into foreclosure and that is now a \$5,000+ payment due the HOA. A lien has been filed.

The Update on Building Maintenance and Repairs: Discussion of Feb HW outage ensued and remedied. March: Trash chutes are getting clogged from people disposing of articles incorrectly/Beach has put up new signs. Question about #300 roof leak: Found no leak:

May: garage cleaning went well; cooling pump tower needed work; Blue substance splattered in courtyard thought to be dissolving with the rain. (Video cameras will help with this vandalism)

Surveillance and Covenant Enforcement: Move out Rules and Regs have been followed and procedure seems to be working well.

Unit 300 had a warning on dog and in 314 the owner was notified of a tenant dog against the lease there and the tenant was evicted by owner.

All Board Members present expressed the desire to have Security Systems installed so two bids were collected by Roy. They were to be presented to the Board as soon as possible for a decision from Board.

Trash Report from Derek: Everything is better but he will still be employed by the HOA to do sweeps of building and sidewalks.

Rules and Regs Change!!! A motion was initiated by Derek, seconded by Emily and passed unanimously that **effective immediately May 20, 2011. And tenant leasing any unit in MSL from this date forward may not have a dog on the premises. Any dogs found being housed by a tenant in the leased premises will cause the owner of unit to be fined \$25/day until dog is removed.**

Said approved amendment to RULES AND REGS will be incorporated by Caroline Christensen and a new set of Rules will be given to Beach Resources for distribution to Owners.

The Board is looking to replace Howard DiLuca with a replacement by Appointment and will try to do that by the Fall and will ask some of the new owners that have moved in, etc.

A motion was made to Adjourn the meeting by Derek with a second from Caroline and the meeting was adjourned at 7 pm.

DRAFT