

Directors Meeting Minutes
Promenade Towers
February 21, 2008

Present: Bruce Hopkins, Leonard Ney, Stewart Peller, Margie Thomsen, Jim Zafirson

Absent: John Rastl, Cynthia Widdows

1. The meeting was called to order at 7:10 p.m. in the Promenade Towers community room.
2. Minutes of the January 17, 2008, meeting were approved with one change. On page two, the next-to-last sentence of the first paragraph should read as follows: It was suggested that owners pay Rick to do some of this work on his own time, and that the Association then reimburse the owners.
3. The treasurer's report was accepted as written. Any questions will be addressed to John Rastl at the next meeting.
4. Mid-month decisions confirmed
The Board voted to use secure keys/locks on exterior doors as we have now; keys can only be duplicated by a locksmith. The Board also agreed to install the same locks as on units and interior doors on four townhouse unit doors leading directly to the parking garage under Building 2.
5. Old business:

- a. Construction update

The roofing contractor started work Wednesday.

The only item remaining on the A&A Windows contract is the 11 patio doors. There was a flaw in the doors themselves, so new door blanks are being made. The frames will be fixed in place. The new doors should be in the beginning of March.

The DMC contract is closed.

The Knowles contract is closed.

The painting contract remains open. Painters are currently working on the second floor, with the first floor and the lobby still to go. Color options for the lobby are still to be discussed.

Work on the main entrance has been delayed due to the weather. As soon as the weather permits, the stainless steel framing will be welded in place, hopefully next week.

A question was raised about the process of informing and involving the Association before actual decisions are made. Jim explained that there has always been an effort made to not only inform people, but to then give them time to think about any possible changes, such as the color scheme for the hallways voted on by a majority of Association members. The opportunity for input exists at every Association meeting, which everyone is invited to attend. In addition, all meeting minutes are distributed/mailed to every owner and resident, either as hardcopy, or by e-mail, and it is each individual's responsibility to read them and stay informed.

b. Common area decorating

The Decorating Committee has been researching how other condominium buildings handle common area decorating, and have learned that it is usually the responsibility of a decorating committee, with oversight from a board of directors. Our Decorating Committee's consensus is to keep it simple, paint the tables glossy black to go with the building's new color scheme and feel, replace the current ornate golden mirrors with simple black-framed ones, and depending on the size of the table (which in turn depends on its location) use a lamp and a decorative centerpiece, or a centerpiece alone. Feedback concerning the newly painted table on the fifth level as an example has been very positive.

A lengthy discussion followed on the merits and drawbacks of using plants (live as well as artificial) in the hallways. It was agreed that if artificial plants are placed in common areas by the Association, the Association would be responsible for dusting them. The discussion also encompassed unit door decorations, seasonal and other. So that everyone has sufficient time to think about and discuss this emotional issue, a decision concerning common area decorating, including unit doors, will be made at the March 20 Directors meeting.

Most of the owners present would like to be able to put their names on unit doors. Jim will see what is available that would coordinate with the door knockers and unit numbers. An acceptable solution will be presented at the next meeting, and as with the doorbells, everyone would be required to use the same type of nameplate.

Numbers for unit doors have not arrived yet. If no information concerning the order is received from Home Depot by Monday, February 25, Jim will check with the numbers' manufacturer if there are other distributors where they can be purchased.

c. New T-Mobile item on roof

Bruce Hopkins was able to ascertain that the new T-Mobile antenna on the roof is a microwave communication link. It does not pose any danger, however, permission was not asked prior to placing it. Bruce will remind T-Mobile about policy and also request that the antenna be moved from its present location on the railing to a different area of the roof.

6. New business

- a. There was a general discussion about the problem of too much moisture in a unit causing ice build-up and condensation on windows. Remedial suggestions included briefly airing the unit to allow excess moisture to escape.
- b. Pauli Daniels called everyone's attention to the frequent problem of the trash chute getting plugged. This is caused by residents using larger than kitchen-size garbage bags, throwing items such as loose clothing down the chute, and disposing of long skinny boxes in the trash chute. Rick Lank then has the dreadful task of clearing a trash chute jam 14 stories high. Since there are video cameras on each floor, the offenders can easily be identified and informed of the rules. If a previously warned resident again plugs the chute by disregarding the rules, the violator will be fined or billed. Pauli also reminded everyone not to leave bottles and boxes in the trash closets, but to bring them downstairs to the trash room by the service entrance.
- c. In some newly painted areas of the building (including the exterior of unit doors) the new paint has already been abused. The question was raised as to who is responsible for repairing the damage – the owner or the Association?
- d. Parking by front entrance
There is no longer a 15 minute parking space by the building's main entrance, only two handicap spaces. Handicap signs will be put back as soon as possible to avoid confusion. Vehicles have recently parked forward so far that they block the first space of the parking garage beyond the entrance.

7. The meeting was adjourned at 8:12 p.m.

Margie Thomsen
Secretary