

Promenade Towers

Monthly Board Meeting Minutes – 06.18.2009

In attendance: Bruce Hopkins, Len Ney, Stu Peller, John Rastl, Cynthia Widdows, Jim Zafirson

- 1) Meeting called to order at 7:05 PM in the Community Room
- 2) May's minutes were approved as written
- 3) Treasurer's Report –
 - a) John Rastl said that due to reduced costs during the summer months, the Association is getting closer to being on budget. He anticipates the situation clearing up very soon.
 - b) John said he'd be taking a closer look at our bank accounts with UBS. Current interest rates with them is next to nothing.
- 4) Unfinished Business
 - a) *"A motion was passed to get quotes for new carpet for the lower entrance hallway, stairwell near the office, office, library, and mail boxes areas. Also, we will get a quote to use the same type of tile that's in the Lobby to be used in front of the elevators and service doorways on the lower level."*
 - b) Bike storage – A wall-mounted storage system was found that will cost \$38 for each unit. *"A motion was passed to approve up to \$100 for the purchase of two said units to inspect them for quality and ease of installation."*
 - c) Wind Turbine update – The city is keeping track of the number of people who have sent them letters/emails regarding their feelings about the proposed 100' anemometer tower to be located at the East End School. The next meeting of the city's committee is scheduled for 6/23 at 7:00 PM. The Board will circulate a letter for owners to sign opposing the tower/anemometer at the East End Community School. Notice of the letters will be posted in the elevators. A table will be set up in the mail room area so people can sign the blank letters. A box for the completed letters will be provided. The completed letters will be hand-delivered to City Hall on 6/23.
 - d) Moving Vans – The office was told to mention to owners who are moving in/out that the rule is that 18-wheel moving vans will not be allowed onto the property. Only box

trucks are authorized. Rick will be responsible for giving out the notice on Fridays and any other time the office is closed.

- e) Pool Repairs – The tiles have been repaired. The drain modifications have been made, bringing the pool into compliance with Federal standards regarding child safety.

5) New Business

- a) *“A motion was passed to purchase a front entrance sign and a sign to be posted on a light pole in the Lobby level parking lot that says ‘Residents Only 5:00 PM to 7:00 AM’.*
- b) Fire code violations – regarding owner-installed cabinets in unit adjoining walls. *“A motion was passed saying that owners have to these cabinets removed either by 12/31/2009, or prior to moving out, whichever comes first. The particular units in question have been identified. Rick and a Board member will conduct new inspections of these units so that they comply with fire regulations.”*
- c) Chains and deadbolts – There was an incident recently where a resident had a sliding bolt lock on his unit door and 911 had been called to assist the resident. The fire department was called in to break down the door, but luckily the door was able to be forced open. We have a rule already on the books prohibiting such additional locks on unit doors for just such occasions. The unit owner is liable for any damage incurred to the unit door. If a resident wishes to change/add any additional lock to their unit door, they must have written consent of the Board of Directors. If consented, the new lock must be keyed to the building’s Unit Master Key. Currently, the only additional locks approved are ones that match our current unit door lock system.
- d) New light pole – the pole is to be moved from its current location next to the carport across from Building 2 approximately 10’ to 15’ further down the driveway to better light the area. The pole is to be installed using an 18” diameter precast concrete cylinder that’s 5’ tall. Rick will rent a power auger to create the hole. The area will be graded and seeded.
- e) Blacktop damage – trash trucks and plow trucks have gouged the new curbs, but it has been determined that there isn’t anything that can be done short of replacing the curbs, which is not fiscally reasonable. All of the blacktop will be spray sealed and then striped later this year.
- f) Carport floors – the concrete floor in the carport across from the Service Door need to be fixed. They are cracked and are no longer level and they pose a hazard for tripping and falling. New gutters need to be installed on the carports as well.

g) Rust streaks – a couple of rust streaks, from bolts that had broken off, had been noticed on one of the walls. They need to be drilled out and filled and touched up.

6) Office Manager's Report –

a) The office painting has been completed.

b) Pauli has received several good comments regarding the building and grounds. McGarvey Landscaping is scheduled to do some tree pruning. Pauli presented a proposal for McGarvey to rip out the dead junipers by the Service Entrance for \$300, but there were no plans to put any new plants in their place. The Board agreed to do nothing until we had a complete plan from the landscape committee for what would replace the junipers and a price quote for the complete job.

c) Also, we need to add more crushed rock under the pool side of Building 1 so that maintenance trucks can access the basement mechanical room. Pauli will ask McGarvey for a quote for this.

d) Pauli reported that we lost power in the building three times in the last week. When the power goes out to the building, all the exterior doors continue to work on emergency power, except the front door. We have tried several times to resolve this issue and will continue to attempt to fix it, but residents should be aware that if the power is off, and the front door will not unlock, to just use any other entrance.

e) Parking in assigned spaces – recently a car had to be towed. We need to paint "Reserved" and the unit numbers on the parking curb inside each garage.

f) Residents and/or their contractors are responsible for disposing items like sinks, toilets, etc. Rick is not responsible for these oversize items.

7) Meeting adjourned at 8:20 PM

Stewart Peller

Secretary