

Directors Meeting Minutes

March 15, 2012

Promenade Towers

Directors present: Gunnel Hansen, Bruce Hopkins, Michael Lincourt and John Rastl

Directors absent: Leonard Ney, Karen Winslow and Jim Zafirson

1. The meeting was called to order in the Community Room at approximately 7:00 PM.
2. The meeting minutes from the February 16, 2012 meeting were approved as written.
3. Treasurer's Report. John Rastl presented a summary of our income and spending for 2012. Our income is about the same as planned (within \$100) but expenses are approximately \$9,200 less than budget due to not getting any renovation projects started. We should start on the Community Room next week or the week after. The Operating account balance was \$43,153 and our Reserve balance was \$576,378 as of February 29.
4. Unfinished business:
 - a. Recessed Community Room lighting. Mr. Rastl presented the latest revised lighting plan for the Community Room. In order to allow 75 watt halogen bulbs as had been agreed to last month, our electrician had to increase the size of the recessed can from 5" to 6." The increased wattage also resulted in larger dimmers to support the load. The new final price of \$5,855 for 16 recessed lights in each of the three rooms with individual dimmers in each room was approved.
 - b. Fitness Room. Mr. Rastl said last month we discussed input from several residents about their interest/support for an additional high-end treadmill. The new treadmill is the single most popular piece of equipment and we are seeing that most people ignore the old "residential" treadmill. We asked for and received a quote of \$5,029.75 (including tax and install) from the Workout Fitness Store for a new treadmill like our current best one. We have measured the Fitness Room along the windows where the cardio machines are located and have enough room to keep our old treadmill for a total of three along with the elliptical and the recumbent bike. The owners and residents present were polled and there was wide support for a new treadmill and some support to also keep the oldest one. A motion to purchase a new one at the quoted price was approved.
 - c. Water Damage Prevention Program. The Board has been working on a white paper that would be sent to owners and residents showing all the things the Board has done in the last few years to minimize the risks of water damage to our building. Approval was given to distribute this paper.
 - d. Bulk electricity supply. Mr. Rastl discussed research into signing up with an electricity supplier for the Association's electricity. Delivery and billing would still come through CMP as it does now. The expected benefit would be to lock in a "good" rate for 12, 24, or 36 months. Current rates are about the same as CMP's current standard offer supplier but those are lower than they have been for many years (since approx 2003 on a yearly average rate per kwh) due to the current low price of natural gas. A sample contract was provided to Bruce Hopkins for review and an email version will be sent to other Board members for review/comment.

5. New business:

a. Social Committee. Mr. Rastl announced that Tom Leonhardt was stepping down as chair and member of the Social Committee. The Board thanked Mr. Leonhardt for his volunteer work over the last two plus years and gave him a round of applause. The Board also thanks current members of the committee - Sarah Burke, Pauli Daniels, Dave and Sheila Mathieu, Carol Patterson, and Neila Smith (who has volunteered to take over as chair of the committee).

b. Welcome Committee. Dave and Sheila Mathieu volunteered to replace Mr. Leonhardt as the Welcome Committee.

c. Friends of the Eastern Prom. Mr. Rastl said the Friends of the Eastern Promenade (FoEP) <http://easternpromenade.org/> hosted a social event in our Lobby on March 1. The event gave members of FoEP an opportunity to meet residents and explain all the organization is involved in. Several residents joined FoEP and there are now at least a dozen residents that belong to FoEP as well as two residents (Mr. Leonhardt and Nick Harding) who are on their Board of Directors. Considering all the things they work on benefit our residents and make a stronger voice for change when we need it, Mr. Rastl suggested the Association should support the FoEP and join as a business member (\$100/year). The Board approved membership for the Association.

d. Mr. Hopkins discussed a grouping of photos of unit renovations that could be on our web site to allow new or potential buyers to see what has and can be done. Several owners have said the best thing they did before beginning any renovations was to see one or more of the units that had already been renovated to give them ideas. Mark Rockwood, a commercial photographer and unit owner, volunteered to take the photos. The Board will come up with a list of potential units, contact the owners for permission, and then coordinate a date for the photos to be taken.

e. Office Manager Issues. Ms. Daniels spoke on the following issues:

- 1) We had a new water leak this month from a shower mixer valve that failed. Water came down the wall of the ½ bath of the same unit. No other damage was found.
- 2) New printed versions of the Rules and Regulations are available for distribution. Stop by the Office to pick up your copy.
- 3) We have a noise issue with one unit where a flat screen TV and its speakers are mounted directly on the sheetrock opposite another unit. The current resident is cooperating by not using that TV while we try to find a long term solution.
- 4) The Hidden Gardens tour, another FoEP project, is planned for Sunday, June 24.

6. The meeting was adjourned at approximately 7:55 PM.



John M. Rastl
Acting Secretary