

Directors Meeting Minutes
Promenade Towers
June 19, 2014

Present: Gunnel Hansen, Bruce Hopkins, Dave Mathieu, Leonard Ney, John Rastl, Margie Thomsen, Jim Zafirson

Absent: none

1. The meeting was called to order at 7:03 p.m. in the Promenade Towers Community Room.

2. Minutes from the May 15, 2014, meeting were approved as written.

3. The treasurer's report was accepted as presented.

4. Mid-month decisions: none to report

5. Unfinished business:

a. TWC agreement

The bulk discounted services contract for the Association became effective today. Technicians have been working in the building to remove filters, check cables, and make sure everything is plugged in correctly. To receive TV channels not previously available, an automatic channel search must be performed on the TV (accessible via menu on remote control). "Ultimate" internet service needs to be activated either by phone call, or by visiting the local TWC office on Johnson Road. A letter detailing all pertinent information has been sent to owners.

b. Video security upgrade

Six companies have made site visits in order to bid on the project. Their responses are due June 30. Some of these companies also handle building access (like our doors) and fire alarms, so we may consider having one company take care of all those services.

c. Roof water leaks

Two more leaks were found today, one located under a paver, and one by an antenna. Bruce Hopkins will contact Sprint about moving the antenna so the area underneath can be checked. There was also a small leak above the fifth floor hall. To date, five leaks have been located, but there is still some leakage, so the work to find the remaining trouble spots is ongoing.

d. Long-term winter parking restriction in visitor lot

The Board chose two signs to place at either end of what will be the restricted long-term parking area. A notice will be sent to owners when the signs are up, probably in October.

6. New business:

a. Locker/bathroom renovation

The Board agreed to reallocate the locker room space for bicycle storage, and upgrade at least one bathroom. *A motion was made, seconded, and passed to approve the necessary work starting in the fall after the pool closes for an amount not to exceed \$12,000.*

b. Sealcoating of garages, parking areas, driveways, and sidewalks

During July, Atlantic Sealcoating will be doing preventive maintenance on the blacktop of all garages, driveways, and parking areas. **Vehicles and anything stored in front of vehicles must be moved during this time.** The following schedule may need to be adjusted for weather.

July 9 - 11: service entrance (lower) driveway, garage spaces 45 - 80

July 16 - 18: main entrance driveway, uncovered parking, garage spaces 1 - 44

July 23 - 25: upper/visitors parking lot

c. Service entrance parking that blocks garages

The original signs advising “No Parking” and “Loading and Unloading Only” have faded, and parking in this area has become a problem. *A motion was made, seconded, and passed to replace the signs, and to have Karen Goodwin send out a notice at that time reminding people that unattended parking is not permitted there, and violators will be towed.*

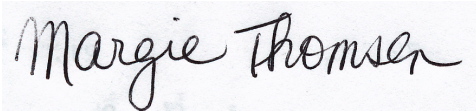
d. Verizon request

Verizon has contacted Bruce Hopkins about putting new antennas on the roof. A three step process has been initiated with photos taken and radio frequency as well as construction engineers having visited. Bruce will keep the Board informed.

e. Property Management Report

Nothing additional at this time.

7. The meeting was adjourned at 8:15 p.m.



Margie Thomsen
Secretary