

Directors Meeting Minutes
Promenade Towers
July 17, 2014

Present: Gunnel Hansen, Dave Mathieu, John Rastl, Margie Thomsen, Jim Zafirson

Absent: Bruce Hopkins, Leonard Ney

1. The meeting was called to order at 7:03 p.m. in the Promenade Towers Community Room.
2. Minutes from the June 19, 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. Video security upgrade proposals
Six proposals were received the end of June, and are being reviewed. Some questions remain to be answered, and after receipt of references, site visits will be planned.
 - b. Roof water leaks status
Multiple large tears have been found and repaired, most resulting from Sprint's recent rooftop work. The next rainstorms will tell if the leaks have been remedied.
6. New business:
 - a. Excessive noise incident July 3
On July 3, the owner of unit #114 was responsible for an excessive noise incident. In accordance with the By-Laws, the owner was invited to attend the Board meeting for discussion, and he was present. Since August 2012, five incidents involving this owner have been severe enough to be discussed at Board meetings; four of them for excessive noise, one resulting in the police being called. The owner apologized and said it would not happen again. *A motion was made, seconded, and passed to fine the owner \$250 for this latest incident.*
 - b. Sealcoating of garages, parking areas, driveways, and sidewalks
The lower level lot has been completed. Weather caused a one day delay for the start on the main level lot, which will be completed Saturday. Weather permitting, the upper/visitor lot will be sealcoated and striped next Wednesday through Friday.

c. Building exterior maintenance

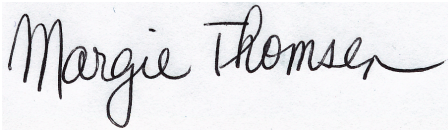
Jim Zafirson received budget estimates for work recommended after inspection of the building exterior. Worst case scenario for cost of cleaning the south wall, horizontal aluminum bands, and touch up coating with crack filling is \$55,000, which is planned for in next year's budget.

d. Property Management Report

Interior unit repairs necessitated by the roof leaks will be delayed until it is certain that the leaks have stopped.

After a few initial hiccups, Time Warner Cable services are running smoothly.

7. The meeting was adjourned at 7:32 p.m.

A handwritten signature in black ink that reads "Margie Thomsen". The signature is written in a cursive style with a long, sweeping tail on the letter "n".

Margie Thomsen
Secretary