

Minutes Draft
Condos' @ CL HOA Board Mtg.
February 6, 2017
CLGC Club House

Meeting called to order by President Judy Klos at 4:00 PM.

Directors present: Judy Klos, Russell Murray, Ed Ochoa, Monty Robbins, Nancy Russell, Property Manager Ben Murphy, Treasurer Brian Palfrey, Landscape Com. Chair Bob Montgomery. Guests Fran Montgomery, Sheri Nichols.

Minutes from the November 2016 and January 2017 Directors meetings were approved as written.

NEW BUSINESS:

1. Sinking around drains will need to wait until spring thaw. Ben will have Stripe Rite evaluate and recommend action.
2. Speed Bump spike in front of upper condos will be replaced by Ben. Others will be checked and replaced as needed.
3. Dumpster door repair will be taken care of by Ben.
4. Storage of unused vehicles in guest parking areas was discussed with the conclusion being that only owners or current renters may park in guest parking long term. The vehicle must have current license tags. Ben will notify the owner of the green SUV to update tags or park in garage. The gray Honda has been given special dispensation as it belongs to an active military person, who is a family member of the owner of C102.
5. Drape color other than white showing on windows was discussed. Three units, A204, L102 and M102 all have color drapery visible from the street. Ben will post the section stating this from "C @ CL Rules & Regulations" in the Spring newsletter before Additional action is taken.
6. Littering: Ben will contact Mike Walker, owner of the M building to point out to his renters that they need to pick up their litter, mainly coke cans, etc. as well as dog poop in the common areas used by their pet.
7. Updating of C @ CL Rules & Regulations: Russell commented that Page 1 is okay as Written.

8. Suspected urinating in hallway of L building was reported by Bob. His suspicion is that the culprit is the TCH carrier. After discussion the board decided to wait to see if this continues before taking action.
9. Snow/ice on roofs. After all snow and ice is gone Ben will have Palmer Roofing inspect roofs that incurred leaking problems and recommend action to be taken on all condo roofs to prevent repeats of future damage.
10. Elevator heat sensor: Ben is getting bids for the city code installation of a required heat sensor for the L building elevator.

FINANCIAL REPORT:

After board discussion of the snow plowing by Custom Lawn Care Ben will request that the 12/23 plowing charge be removed from balance owed for this service. The board feels the service was not necessary due to the small amount of snowfall. Due to the extreme amount of snow and ice removal on roofs and roads we are way over budget.

OLD BUSINESS:

1. Ben has not been successful with finding out if recycle bins are available to us. He will continue to work on this issue.
2. Remodeling codes: Ben will write an article for Spring newsletter regarding code compliances of residential remodeling.

NEXT MEETING: Tuesday, March 7, 4:00 PM @ CLGC Club House

ADJOURNMENT: 5:30 PM