

12-12-07 TC HOA Board Meeting

Send Cynthia FINAL MINUTES from Revisions Meeting.

Tony – KC Fire and Security – Company to use to monitor fire sprinkler system and completed previous repairs with us and the Tiehen Company. Rates: \$95 an hour for two hour minimum and \$40 trip charge.

American Leak Detection – Bid \$525 for first two hours and then \$125 each additional hour; Leak Repair - \$150/hour plus material and equipment

Threshold for plumbing – usually on the homeowner – they have the right to call their plumber.

McKelvey's called and asked Cynthia who they should get. She recommended KG Complete – because she didn't know it was related to the fire sprinkler system.

Cynthia and Bill went and investigated the dampness on their carpet.

Ken – John McKelvey had indicated that Cynthia had indicated that it was clearly an HOA expense. Thus, the need for a board-approved process.

Coincidentally, a renter moved out at the same time this leak began. Possibly, the sprinkler was bumped during the move, but there is no way to prove this.

How was it determined that it was a sprinkler system issue?

One year ago =- Keith Turnbaugh's comments – HOA insurance covers fire sprinkler system (extinguishing equipment). \$5,000 deductible.

Wet carpet – first floor – 12-10-07 Plumber's guess – joucies leaking from the plastic sprinkler line Tee/90% elbow.

Ken's point – when there is a common element that fails and causes damage to the unit the HOA should pay. However, under the current structure and money taken in—we (the HOA Board) can't afford to incur all of

Hanson and Linda's neighbor – fire sprinkler went off and water went down the wall; HOA paid for all repairs. We had another situation and they came out and repaired all of the heads – now the repair wasn't down adequately, so we do need to pay.

Ken recognizes the problem, but not the solution.

Issue: Problem – amount of income we have now; we are tap dancing to have a budget now. We aren't having surplus to put in reserves. Specific to a building – limited

common area – sprinkler system – maybe HOA pays and then units affected end up paying back to the HOA.

If there is a problem, other than

Ken , I'd rather see it shared across the complex.
The board can do an assessment

Ken, will look at that section again.

The entire sprinkler system water lines, sprinkler heads shall be deemed a limited common area. Therefore the HOA has the responsibility to repair it.

Jennifer – who is responsible for having fire sprinklers inspected? We are and we do this. Remember when the alarm went off early morning (pressure drops the alarm goes off) we also had last winter one or two of the pipes in the sprinkler closets burst which caused damage in homeowners' units.

Gayle stated that the presedent has been set.

Difference between sprinkler system – it is a mechanical thing.

We have a problem – whichever way we go.

What do we want our philosophy to be.

Limited common areas – homeowners are responsible for plumbing.

Agreement – Determine, for sure that this is due to the fire sprinkler system. Cuts to the ceiling to prove where the problem is – IF sprinkler system is the cause – HOA must pay.

We need a procedure for homeowners to follow in these types of situations.

Ken – one interesting thing to watch – the community thinks we have favorites. Some feel we are not handling individual issues in a fair manner.

Probably have to go into another unit to prove the same thing.

Board's Consensus: Determine the source of the leak; IF the sprinkler system is the culprit, Repair the sprinkler line, assure homeowners we will cover costs –repairing sheetrock that was cut in the process of determining the source of the leak. The management company is to consult with the board; do not share your decisions with homeowners until the board has discussed and agreed. Go with the company that deals with leaks – usually.

We need a contract with a plumber for handling sprinkler issues.

Tiehen Emergency # - no one answers or calls back. THIS SHOULD BE ON TIEHEN EVALUATION.

Ice on roof – are we sure the leak isn't from the roof?

On the DRAFT Agenda sent out for Dec. 20th – not much time.

Report for minutes

e-mail vote on CD

11-30-07 we voted to move CD #500634 to Bank Midwest for a term of 9 months at 5.12%.

Announce at annual meeting about recycling – cost prohibitive, at this point.

Two times a year – big item pick up. If you want to get rid of appliances call Cynthia for numbers of places to call.

Issues with the budget – We all will look at the budget, again. Gayle suggested taking the time line of expenses compared to the 2008 proposed budget.

Ken's idea about City dredging the ponds across the street; we could schedule ours at the same time and save on some of the expenses.

Common maintenance agreement with people upstream from us. This side of Roe and down; assisted living complex. City Hall work; widening street also come down to our ponds. Vasille – maybe we need to visit with him, again. Gayle recommended he steer a committee focused on this issue.

Have we had a dry run on the voting process on the new computer. Ed Reitz will be here and able to tally votes. Kathy Ward is planning on attending. EXCEL program. We need three to count.

Rochelle Mitz –Very busy!
Jennifer Nearing -

Linda S. is planning on being at the mailroom Tuesday and Wednesday to ask for proxies.

Landscaping Issues
Pine tree disease

Mike – Landscaping
Agenda for 12-20-06 for 6 PM Meeting

Grass,

Property Representative should walk property regularly bagworms on trees, break on irrigation system, etc.

Mulch is too minimal – most expensive

Crabgrass, onion grass, etc.

Missing grass and trees,

Resale of units hindered by lack of beautiful landscape

Pine trees dead or dying

Potted plants need improvement

Island plants and front of clubhouse

More communication with Landon

Edging needs improvement

Fall cleanup – not acceptable – blew leaves to obvious central areas—didn't mow over

Rubber edging damaged during mowing process

Also actual edging process not done professional

Watering in the spring and summer – over watering

3 days a week when appropriate; six days a week is not always appropriate

Crack in the floor in 18j –

We think the homeowner is responsible. Homeowner needs to pull back their carpet to determine whether it is the firewall composite, or an actual foundation issue.

Linda will try to convert all of the documents/forms related to running the organization, into word documents.

After the 20th, we have 15 days to meet and elect officers.