

**MINUTES OF THE
BOARD OF DIRECTORS MEETING
OF
PLUMWOOD TERRACE CONDOMINIUM ASSOCIATION**

April 20, 2010

PRESENT: Brenda Mann, President; Mick Blubaugh, Secretary; Scott Caldwell, Treasurer; Barb Carroll, Sherryl Pearson, Scott Foreman, Members at Large; Robert Dubansky, Property Manager. **ABSENT EXCUSED:** Marlys Van Hauen

Meeting Commenced 6:00 P.M.; Antitrust Statement Read

MINUTES: Motion to approve the March 16, 2010 MINUTES by Scott Caldwell; Second by Sherryl. Motion passed.

TREASURERS REPORT: Robert presented the Financial Reports and these documents were examined and discussed by the Board of Directors with Robert. Everything is on target budget-wise as of this time. A Motion to approve the Financial Report was made by Mick; Second by Scott Caldwell. Motion passed.

MANAGERS REPORT: Rock placement around building foundations is on hold. Robert is coordinating inspections of building columns and railings with the vendor. The necessary inspections will be non-intrusive and done from a ladder on the outside of the buildings so no one is disturbed. A backup portable trash pump for Building C was purchased in the event of flooding. The Parking Lot and Garage Sweeping project will take place in May. Scott Caldwell will be hired to clean the garages on May 1, 2010. Allen Company will replace busted curbing from snow removal equipment at their expense.

The Trash and Waste contract was renegotiated with Waste Management, yielding the association a savings of \$ 200. per month with no loss of service. The Board of Directors will be provided a copy of lease certificates from landlords who must keep these documents up to date in accordance with the city of Urbandale's housing code. Doug Boothe will continue to service the swimming pool and keep the water at an acceptable and safe level per State requirements during the 2010 season. The pool is expected to be open Friday May 28, 2010 weather permitting.

The pool hours will remain the same as they were in 2009. Adult swimming (laps) from 08:00 - 10:00 A.M. and open swimming from 10:00 A.M. through 10:00 P.M. Monday -- Sunday.

OLD BUSINESS: The Board members continued discussing the need for gradually raising monthly dues on an annual basis, versus assessment options in the future, in order to keep up with the cost of living and funding necessary infrastructure repairs and replacement needs such as retaining walls, roofs, etc.

The Board of Directors would like to find someone from Building C, to volunteer to be the Building Director for that Building; (4829). If anyone would like to volunteer, please contact the Property Manager.

The extended sidewalk and steps at the North end of Building C will be repaired in the near future, due to deterioration of the concrete.

NEW BUSINESS: Bids for speed dialers assisting the building fire alarms are being sought, as this will be a new requirement by the City of Urbandale in 2011.

A resident of Building A requested that one of the newer redbud bushes has died and that it be replaced. Robert will visit with Timberline Company about the bush and two trees that have not taken hold, since they were planted. Scott Foreman requested that a water hose holder be replaced in the swimming pool area and the Board approved this expenditure. Robert will make sure some deckwork is completed before the pool opens, including some protruding nails. Board members are also aware of and concerned about a new requirement to extend the swimming pool fence clear to the ground, so that small children cannot lodge their heads underneath the existing fence. This item is being investigated.

Sherryl mentioned that a resident of Building A is concerned about noise issues in that building before and after what would be considered a “reasonable” time frame. The Board members will address this issue at the next monthly meeting.

There being no further business, Motion by Mick to adjourn, Second by Barb. Motion passed. Meeting adjourned at 6:58 P.M.

Mick Blubaugh

Mick Blubaugh
Secretary