

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

January 19, 2010

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

Meeting commenced at 6:01 P.M.

Antitrust Statement Read

MINUTES: Motion to approve the December 15, 2009 MINUTES by Barb; Second by Scott Caldwell. **Motion passed.**

At this time resident Erin Sheehy (Building C) had requested to address the Board and Property Manager about Bat(s) above her ceiling. Ms. Sheehy requested preventative measures to eliminate Bats from her building be instituted. She requested that mandatory dryer vents be installed to prevent Bats from entering the buildings. The Board and Robert discussed options to attempt to eliminate and deter small animals, such as bats, birds and mice. Dryer vents are in place. The Board discussed this matter at length and will hire an exterminator to perform an analysis of the issue and to provide the Property Manager and Board with documentation regarding a solution.

TREASURERS REPORT: Robert presented the Financial Reports and these documents were examined and discussed by the Board of Directors with Robert in great detail. December 2009's initial major snowstorm requiring extensive snow removal, cost well over \$ 8,000. The subsequent snow removal invoices for Winter `09 - `10 are of great concern to the Board of Directors with regards to the Operations and Reserve funds for the association. Mick proposed that all "non-essential & aesthetic projects" originally scheduled for 2010 be delayed until the Operations and Reserve Funds are at an acceptable level. The Board agreed that "infrastructure and essential" projects will proceed as funds are replenished in the above mentioned accounts. The Board of Directors is continually searching for ways to avoid unnecessary expenses without compromising the safety, functionality and beauty of The Plumwood Terrace Condominiums complex. This prudent approach to replenishing the associations' funding sources will be paramount in avoiding "potential" assessments to resident owners in the future.

A Motion to approve the Financial Report was made by Marlys; Second by Sherryl. **Motion passed.**

MANAGERS REPORT: Robert reported that Ice Dams had been reported in many areas of the Plumwood Terrace property. Roofers were dispatched to Building D on January 15 and 16, 2009, to make repairs, as severe icing issues compounded by wind, were tearing the eaves away from the building.

Ice Dams were also reported by B-29, B31, B36, C-29, D29, and D36. These areas are "pending".

Rock to be placed around building foundations has been put on hold until weather and funds allow this project to proceed.

The concrete repair of the north extended sidewalk at Building C has been postponed.

Estimates for weather-proofing the garage doors and garage walk-thru doors are approximately \$ 200.00 plus, per door. This project has been put on hold.

Preventative Maintenance of all of the garages' and clubhouse furnaces has been completed.

The garage opener control installation was approved for South Building A, and parts should arrive January 17, 2009.

Thirteen emergency light replacements were made after a power outage occurred.

At 7:05 P.M. this meeting recessed to begin the scheduled Homeowners meeting.

At 7:20 P.M. the Board of Directors meeting resumed beginning with:

OLD BUSINESS:

A foundation brace was installed at Building A.

The Board of Directors discussed the contract and new fees regarding the garbage collections at the previous meeting with Robert.

Robert re-negotiated Waste Management Company to reduce the Plumwood Terrace Association monthly invoice by \$ 200.00 per month without reducing services.

NEW BUSINESS: Several reports of unattended running vehicles inside of the enclosed garages were discussed at this meeting. It was unanimous that no automatic car starters be used inside of the garages at Plumwood Terrace. The obvious reason for this reminder is that vehicles expel carbon monoxide and endanger anyone who is in the garage areas. Also each time the carbon monoxide vapors filter through the enclosed garages, the heat loss to the garage is greatly increased due to the furnace filtration system levelers opening allowing cold air inside.

Scott Caldwell will post signs in each garage reminding everyone to start your respective engine and leave the garage as soon as possible for everyone's safety.

There being no further business, Motion by Mick to adjourn, Second by Marlys. Motion passed. Meeting adjourned at 7:34 P.M.

Mick Blubaugh

Mick Blubaugh
Secretary

