

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

February 16, 2010

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

**Antitrust Statement Read**

**MINUTES:** Motion to approve the January 19, 2010 MINUTES by Barb; 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 in great detail. Robert transferred \$ 4,000.00 from the association's Money Market account to the association's checking account to cover multiple expenses, primarily due to the excessive snow removal expenses incurred this winter. This did not affect the replacement reserves. A Motion to approve the Financial Report was made by Mick; Second by Scott Caldwell. **Motion passed.**

**MANAGERS REPORT:** Robert updated the Board on the following items: The rock to be placed around building foundations' project is on hold due to weather and funds. The sidewalk extension repair bid on the North end of Building C, came in at \$ 565.00, and is on hold due to weather.

Garage door weatherproofing bids came in at \$ 200.00 per door. South Building A will be the first door to have a Timed Garage Door mechanism installed to hopefully reduce heat loss. The first installation attempt failed and will be reconfigured with a second installation attempt by the vendor. Several Condominium owners previously reported ice dam issues and those have all been removed with minor eave repairs in some cases.

Thirteen emergency lights were replaced as needed. Robert discussed the need for high efficiency furnace replacements as needed, to be installed by homeowners with particular attention to "uniformity in the size of air conditioner compressors" to be placed on the ground level. Some condominiums have oversized compressors that create excessive noise, and also interfere with the general view of the property. Most reputable vendors know what size furnaces and A/C compressors are compatible with Plumwood Terrace Condominium property.

The use of rock salt will be discontinued at this time to cease erosion of concrete. It is only supposed to be used as needed during extreme icing on sidewalks and the vendor was notified of excessive use.

**OLD BUSINESS:** Recommendations from the exterminator will be placed in the Newsletter regarding bats and rodent prevention. Signs posted reminding residents to NOT leave their vehicles running unattended in the garages were removed prematurely by someone. These will be re-posted by Scott C. for the safety of all residents.

The yard light on the South end of Building D will be replaced as soon as possible.

Late Association Dues continue to be a problem and the present policy of turning this matter over to the association attorney at the 90 day point will remain in force.

Robert will continue to search for a remote column inspection camera in the \$ 200.00 range that allows non-invasive inspections of rotting wooden columns in the older buildings, so that these problem areas can be fixed in advance, which should avert total replacement and expenses in the future.

**NEW BUSINESS:** Robert will start posting the approved Plumwood Terrace MINUTES on his website: [www.propertymanagementofiowa.com](http://www.propertymanagementofiowa.com) at Mick's request so residents can access information past and present online. The hardcopy issues will still be displayed in the lobby's for those wishing a hard-copy of the MINUTES & Newsletter.

The Board asked Robert to investigate Urbandale's required inspections of rental units so that Plumwood Terrace is in compliance with city ordinances. Robert will also investigate lower priced telephone line service for the office and the 911 pool phone.

There being no further business, Motion by Mick to adjourn, Second by Barb. Motion passed. Meeting adjourned at 7:32 P.M.

*Mick Blubaugh*

Mick Blubaugh  
Secretary