

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

March 16, 2010

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

Antitrust Statement Read

MINUTES: Motion to approve the February 16, 2010 MINUTES by Marlys; Second by Scott Caldwell. 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. Everything is on target budget-wise with the winter snow-removal expenses being the only variance. A Motion to approve the Financial Report was made by Mick; Second by Scott Caldwell. Motion passed.

MANAGERS REPORT: The rock around foundation walls project is on hold. The concrete extended sidewalk, North end of Building C will cost approximately \$ 565.00 to repair and may be scheduled for June. The garage weather-proofing project will cost approximately \$ 200.00 per door, and this project is on hold until the operations fund is raised to an acceptable level. The successful installation of the experimental garage door opener, Building A, is presently underway.

Building columns' inspections will be coordinated by Robert. Several balconys and railings will be inspected as needed as well. The parking lot and garage sweep project will be scheduled as weather permits. The Trash Contract was put out for bids, and Waste Management will remain our vendor with a new contract that will save this association \$ 200.00 per month, thanks to Robert. No cuts in service were required.

The Urbandale Rental Housing Code issue was addressed, and the City will contact Plumwood Terrace Rental Owners who do not have current Housing Certificates, to have those Units brought current and up to code.

Ice Damming issues from this past Winter will cost approximately \$ 2500.00 to repair, and this item will be scheduled as weather permits, particularly the West side of Building D.

OLD BUSINESS: No Old Business to report.

NEW BUSINESS: Robert suggested that the Board purchase a backup Sump Pump for fast access in the event of basement flooding, as rental pumps are hard to find on short notice. Scott Foreman made a Motion to purchase one Portable Sump Pump at a cost of \$ 750.00. Second by Marlys. Motion passed.

The Board agreed to renew the Lawn Care and Fertilization of the grounds Contract with Allen Lawn Care. The Board discussed the need for a Building Director for Building C, which has not had a Director for quite some time. This item will be discussed at the next Homeowners Meeting.

Brenda suggested that an annual dues increase of five dollars be discussed versus a potential Assessment against homeowners, in order to keep up with inflation and the cost of living. Robert will put together a preliminary budget regarding Dues versus the potential Assessment option. This matter will be discussed further at the next Board meeting.

There being no further business, Motion by Marlys to adjourn, Second by Scott F. Motion passed. Meeting adjourned at 7:38 P.M.

Mick Blubaugh

Mick Blubaugh
Secretary