

VULCAN PARK
CONDOMINIUMS

April 2007 Association Meeting

Meeting opened at 5.36 pm

Board members present: Jeff Murray, Geoff Glenn, Bill Copeland, David Rogas, Brian Johnson, Rae Early, Marla Bellscoiggins, Jennifer Hollis, Kevin Stone.

Reading of the minutes was approved at 5.39 PM.

Treasury

Treasurer's report read. Marla announced as new co-treasurer.

Noted that there is extra money coming in from water reimbursements in excess of sum on report. Comparison drawn between water bill from last year was double the amount now. An aside was made that this is a nice selling point for our properties: low utility bills.

Operating Dues for the Month Ending March 24, 2007

Previous Balance: \$43,483.99

Total Income: \$18,774.24

Total Expenses: \$13,016.42

Ending Balance: \$49,241.81

Disclosure of arrears (below properties were discussed)

- 1700D--received arrears (this was a foreclosure)
- 1711B--"stench of the century" remark; water not included in liens at this point, as was noted.
- 1741B--April 13 to pay
- 1750A--eviction in process
- 1751A--owes Sarah Hezlet \$2,300; lien needs to be put on property.
- Question: What about new restraints regarding arrears? New way to streamline this process? Discussion ensued regarding Ch.11 and Ch. 7.

Metcalf Realty

Maintenance

- Graffiti removed on signs
- Shutters added
- Monitors added for 1701
- 1711 is "beyond help." Provided written statement. Letter was read by Bart. Repair recommended. No motions were made at this time.

Boothby transition and other:

- Preparing Boothby information transfer

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- Will give Boothby half our money then the remainder.
- Change over is May 9th
- Association dues to go Boothby beginning May 1, 2007
- July 1, 2007, dues increase to \$140.
- Discussion about Vulcan Park's tax records.
- Noted that association's taxes were not filed for four years.
- Brooks and Associates stated that there were tax consequences due to sale of pool.
 - Either cash was dispensed to each resident in form of 1200.00 but was used to repair porches and so forth.
 - Loophole: there are no documents showing assessments, so when found provide to Brooks, letter sent out where it will be sent.
 - Brian will speak to accountant.

Bidding you "Adieu!" Monsieur Bart.

Old Business

- Mark (speaking on behalf of Kelly Coffey) presents Vulcan Park signage designs.
- Vote was held; selection chosen.

Miscellaneous Business

- Moving location of meetings to Coffee Shop on Valley
 - 367 Valley Ave

New Business

- Change of condo docs
- Marla mentioned Mark Quenelle...spoke with him two times regarding a landscaping design estimate for tentative phase I redesign of VPC. This would be for the long wall on top side and two signs.
- Approved, cost of signage design by Kelly Coffey's father (two signs): \$2200 for both with addition \$200 for lights.
- Discussion on what should go into monthly flyer: pet poop, parking, grills on front porch, no front porch furniture...no streaking
- Association Meetings
 - In effort to keep time frame short, items for discussion should be submitted prior to meetings to be placed on agenda. Otherwise, no dice.