

**VULCAN PARK**  
CONDOMINIUMS

**ASSOCIATION MEETING – April 15, 2008**

Meeting was called to order. Board members present were Jeff Murray, David Rogas, Geof Glenn, Brian Johnson, Elbert Boothby, Joy Adkins, Mr. Copeland and Rae Early.

**Treasurer's Report**

Operating Dues for Month Ending 3/31/2008

Previous Balance: \$76,138.87

Total Income: \$19,832.80

Total Expenses: \$14,189.34

Ending Balance: \$90,146.33

\$17,101.36 of debt owned on accounts 90 days and older.

\$25,010.77 of debt balance total (0+ days past due).

**New Business:**

A new collection agency is handling the condo affairs.

**Old Business:**

Brian gave a brief report on the foundation work being done. The company doing the work asked for an extension of time until May 1 before giving a report on the buildings. The \$36,000 estimate was just for the actual foundation work. It will be necessary to get estimates on the brickwork that will have to be done at least on 1711 then, after the foundation work. Elbert was asked to obtain such estimates.

**Management Report**

Elbert spoke about the walk-around that had occurred that day. He thought it looked much better than two weeks earlier. His assistant, Alli Hartley, had prepared a grid of the problems they identified along their walk, and he had a few copies to pass around. He then asked about the lease copies that usually are given to the management company. He had none because Metcalf had not given him any of those. So it was decided that they would not try to obtain old leases but would start afresh with any new leases that come in together with the criminal report that is supposed to go with the leases. Elbert said that TruGreen would handle the back areas of our condos for an additional \$167 a month. We voted to approve this expense for the rest of their term of contract.

Elbert had obtained a copy of our rules and we went over them - there are a few changes, which were on page 4, the phone numbers should be those of Boothby and not Metcalf.

Rae spoke about the warning form and explained and showed two sample copies. Elbert is going to get with his assistant and refine the form and it will come out in triplicate for use in the walk-around.

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Valet Waste was discussed. David was going to ask them how much it would cost to set up some iron frames around our complex, where empty plastic bags could be installed and emptied periodically by the crew that gets our garbage each night.

Meetings were adjourned.