

VULCAN PARK
CONDOMINIUMS

BOARD MEETING July 16, 2007

The meeting was called to order at 5:30 pm at the Coffee On Valley coffee shop. Board members present were David Rogas, Brian Johnson, Geoff Glenn, Marla Bellscoggins, Rae Early and Kelly Coffey. No Boothby Realty representatives were present.

June minutes were read and approved with one correction – the broken gable was on the 1770 building not 1760

Presidents Report:

The Carlisle report was discussed. The generic idea of 3 main plans were presented where Plan A would cover safety concerns and required maintenance only, Plan B included Plan A + minor to moderate improvements including a possible mortar wash, parking improvements, and new landscaping. A small assessment might be required. Plan C would include Plan A, Plan B, + major improvements possibly including new windows, new doors, etc.. Plan C would require a larger assessment. Every owners vote will be required to decide for a future action plan for the condos. The condos have been preliminarily approved for a 7 year term, \$750,000 loan, 7.75% interest rate.

Treasurer's Report:

Operating Dues for the Month Ending April 24, 2007

Previous Balance:	\$61,000
Total Income:	\$17,138.15
Total Expenses:	\$1,533.42
Ending Balance:	\$63,997.70

Disclosure of arrears not available due to property management transition. Plumbing paid by Metcalf for units 1700-1710, and 1770-B for April work. Check for \$2000 written from Metcalf to Boothby. Metcalf has balance of \$5000. The sign work for \$1200 reported under wrong category of general supplies. Request made for water balance report / owner. \$12,000 - May 31st assessment fee. \$1500 - Landscaping fees were for May included parking lot cleanup.

Manager's Report:

no manager report

Old Business:

- **Condo Documents** – Must have 100% response from owners to have rewritten documents. We have received an updated version of the documents and they will be mailed via certified mail to all owners, several times if necessary after a final review by

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a lawyer. If not 100% response, will have to present to judge for approval. Burny and Bockman will double check and provide the final copy.

- **Walking Property** – Concerns that trash is staying on property too long w/o Boothby and inspection team responding in a timely manner.
- **Landscaping** – Will not copy planting of east sign to west sign as previously discussed. Waiting to decide on Plan A, B, or C. Proposed TruGreen as the new landscaping company to replace B & L lawn service.

New Business:

Minimum maintenance expense raised from \$500 to \$1000 without prior notification to the board by Boothby.

Water System – Boothby will research alternate water company than Water Systems (UBS). UBS has not been providing monthly statements as requested by Boothby. Unanimous approval.

Dumpster / Recycling – Undecided on issue of recycling. September recommended as a good time for the temporary dumpster for mass cleanup. David will take care of this.

Resident Pride – volunteer cleanup day discussed. Marla will organize. Ribbons will be distributed to each unit to tie large outdoor objects that want to be disposed of.

Background checks – Kevin Stone knows of a company to do credit and background checks. Will provide information to post to website.

Meeting adjourned at 6:30 pm.