

**CCC Meeting Notes
Annual Board Meeting
November 14, 2005**

I. Meeting called to order at 7:30 PM

II. 2004 Annual Board Minutes:

Motion to table the minutes from 2004 Annual Board Meeting. Copies of the minutes were inadvertently not made, so they were unavailable to the meeting attendees.

III. Election of Officers:

Brenna Copeland, Cara Carter, and Rosemary Gorski volunteered to fill the three vacant seats on the Board. **Motion to elect new officers by acclimation was made and seconded. Passed.**

IV. President's Report (Jill Hoover)

A. Introduction

Jill introduced Jeff Bridges, ProCam Manager, and mentioned Brenelle Petty, his assistant

B. Delinquencies

The CCC Owners were thanked for few delinquencies throughout the past year.

C. 2005 Improvements:

1. Changes to the Bylaws have been passed and will be filed. A new copy will be mailed to each owner.
2. Several landscaping gaps that had accumulated over the years were corrected.
3. Major tuck-pointing project completed. Original contract was \$31,000. Additional tuck-pointing was needed (\$12,000) that was not covered under the original contract.
4. The Board met with our insurance agent and lawyer, Daniel Streich of the law firm of Chadwick, Washington, Moriarty, Elmore & Bunn, to ensure that we all had an understanding of our Bylaws regarding insurance claims. As a result, small repairs were completed that were caused by leakage. There were two claims

filed. Important to check your plumbing and report any problems to ProCam as soon as possible, such as discoloration of drywall, paint bubbles, cracked drywall, and dampness or moisture.

5. New courtyard lights will be installed in December through February. The lights will be slightly brighter, mounted in cement, and of a consistent height.
6. DEC, Inc. has given permission for Julio to replace hallway and entranceway lights and fire alarm batteries, which should improve the turn-around time.
7. ProCam and the Board are researching ways to improve the turn-around for some of the smaller repairs, such as using several reliable handyman companies. Large contractors are bidding on large projects. Because of the large increase in the budget this year, a possible handyman may be an option for the future.
8. The \$125 Move-In Fee went into affect in January 2005. The fee has worked well for new resident owners and less well for renters. The fee is due with the next condo fee after the move-in. It would be helpful to let ProCam know when you notice residents moving in or out. The fees are used for damage control caused by movers inside the buildings, as well as outside (curb damage by moving vans and additional garbage pick-ups for furniture and bedding items left next to the dumpsters).
9. Triple State Plumbing has snaked and power jetted all of the feeder pipes to the main lines and the main lines. The pipes will continue to be cleaned every six months or every year based on Triple State's recommendation.

D. 2006 Projects

1. A major refurbishment of the hallways. Denise Drury of Hue Concepts was hired to develop some ideas for how the halls might look. Two examples were presented for feedback. Once an idea of a plan and its cost has been established, the Board must figure out how to pay for the upgrades.
 - a. After some discussions, a hallway decorating committee was formed of the following volunteers:
Ken Keyak
Marlene Drohan
Del Bealieu

Barbara Christiana
John Kisko
Katie Sinal
Dawn Hudson

2. The entrance canopies not replaced in the first two roofing projects will be replaced.
3. The next phase of the roofing project will also be a major project.

E. 2006 Budget

The budget represents a 12.8% increase due mainly to three items: (1) water rate increase; (2) insurance premium increase; and (3) natural gas costs, which were up 49% this year for much of the year and are anticipated to go up another 40%. In addition, interest income on reserves remains much lower than in previous years.

F. Committee Reports

1. Treasurer: Due to the Treasurer's seat being vacant, Jeff Bridges gave the report.
2. Newsletter: Jill asked for a volunteer to handle the Newsletter.
3. Covenant: no report.

G. Owners' Forum

The following ideas/comments were brought to the floor: possible installation of bathroom vents; adding grease interceptors in the drains; installation of a traffic mirror at the end of the parking lot at Fillmore for better visibility exiting; and fewer speed bumps in the back parking lot.

H. New Business

Lorraine Bailey, member-at-large, suggested that owners review their condo policy to make sure it covers the deductible for the condo master policy.

I. Adjournment

The meeting was adjourned at 10:00 p.m.