

**Cambridge Courts Condominium Board of Directors Meeting  
February 22, 2006**

**I. Call to Order**

The meeting was called to order at 6:35. The minutes from the January 25th meeting were approved.

**II. Quorum Count**

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, Brenna Copeland, Treasurer, Cara Carter, Member-at-Large, Deanna Renko, Secretary, and Jeff Bridges, Property Manager.

**III. Owners Forum**

**Dan Anderson, 2409:** Brought up the possibility of insulating the basements. Bathrooms are extremely cold. Jeff will check with a couple of contractors, if feasible, and have the engineer put together some specs and bids.

**Abbey Pool, 2409:** Representing some home owners regarding the speed bumps -- placement, number, and if there was a need. (The former Board approved the installation of the speed bumps because of speeding by residents and non-residents using CC as a cut-through.) The Board agreed to review the number of speed bumps before their installation in the spring, but ultimately it is the Board's decision whether there are speed bumps or not.

1. Abbey requested that the Minutes of the Board meetings be e-mailed to her for posting. DeAnna Renko will see to it. Rosemary added that the Board was considering having a website designed for CC if found to be cost-effective, and the Minutes of the Board meetings would be one of the links.

**Christine Smythe, 2707:** Suggested posting the agenda for the upcoming Board meetings.

**Marlene Drohan, 2813:** Dog owners are not cleaning up after their dogs and continue to off-leash their dogs.

**Cynthia Hobgood, 2701:** Attending as an observer

**IV. Budget**

Financial report for the month ending January 31 provided under separate cover. The association is showing net income of \$5,010 for the month; however, the operating account is showing a negative cash balance of \$38,863, which is the result of payments made to Titan Restoration and Kelly Electric for façade repairs and exterior lighting

replacement, respectively. These projects should be funded from the reserves; therefore, the operating account will need to be reimbursed for these expenses. Management recommends that the certificate of deposit that matures on March 6 be redeemed and deposited to operating.

There are no delinquent accounts requiring Board action at this time. In response to the Board's inquiry at the January meeting, Management issues monthly statements to any unit owner whose account has an outstanding balance of \$10 or more.

## **V. Administrative Items**

1. Hallway Committee: Gary Young, a member of the Hallway Committee, gave a full report to the Board of the items the Committee has discussed in their meetings. It is obvious that the Committee has spent a good deal of time on the hallway project, which is appreciated. Once a final decision has been made by the Board, a more detailed description of each item will be released. One decision that needed immediate approval was the color for the exterior entrance doors and the trim so that the painters can begin painting when the temperature becomes suitable in the spring. The external door at 2605 will be used as a sample door and painted with the color chosen by the Board from the Committee's recommendations.
2. Exterior painting: Jeff will have Dolan and Multiple expand their proposal to include using Marine paint on the exterior railings and painting more than one coat on the doors and trim. A decision on a proposal will be made at the March meeting.
3. Handbook: Jeff said the revisions are a work in progress. The insurance information has changed, and Jeff would like to add background information on the speed bumps. He asked that the Board e-mail him with suggestions or additions to the Handbook.
4. Hot water: Lorraine Bailey reported the lack of hot water in her unit and the amount of time for hot water to reach her unit (2703, #101). Cynthia Hobgood, 2701, echoed having the same problem. Triple State has checked the boiler, but they may need to check the water unit to unit.
5. White paint drips: Cara Carter reported the need for clean-up of white paint on the stoop from the canopy at 2809. Other entrances should also be checked.
6. HVAC inspection: It was suggested that another service that could be provided to unit owners is the inspection and vacuuming of the unit HVAC.

## **VI. Adjournment**

Meeting was adjourned at 8:52.

