

**Cambridge Courts Condominium Board of Directors Meeting  
January 25, 2006**

**I. Call to Order**

The meeting was called to order at 6:35. The minutes from the December 14 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, reported that the missing section of drain pipe had been replaced next to the breezeway between 2409 and 2411 but that the old drain pipe extension was laying on the ground. DeAnna reported that it had been moved and disposed of.

**IV. Budget**

Treasury Bank CD of \$40,000 is maturing in March. Will use as a cash flow. Brenna questioned Jeff about Wachovia, who handles CC's account, and their recommendations. Jeff said he was happy with Wachovia and that they make recommendations based on the ladder approach. Will see where we are at the end of January if a change is recommended. There are no delinquent accounts requiring action.

**V. Administrative Items**

1. 2805 lighting: Back light needs to be redirected to eliminate bright glare into bedroom.
2. Hallway Committee: Committee is advisory only. The Board will make the final decisions. John Cisco, chair of the Committee, will present their color recommendations for the exterior doors at the February meeting.
3. Exterior doors: Jeff reported that some doors will need to be replaced, especially the ones along Rt. 50 that have no canopy. Smoot Lumber carries our doors, which run \$800-\$1,000 per door. Jeff will check with bidders regarding the number of coats their proposal includes. He will recommend using Marine paint, which is more expensive but much more durable. Marine paint comes only in standard colors.
4. Outside metal railings: Also need to be repainted. Jeff will get a separate bid and suggest using Marine paint in black.

5. Parking: There is a lack of parking slots at the 2800 end in the back parking lot and along the service road, especially later in the evening. Jeff suggested several options that the Board could try based on his experience with other properties. The Board decided to monitor the situation.
6. Draft audit: **Motion was made to approve the draft audit. Passed.** It would be useful to create a budget narrative to help explain the line items. Second request to find out why the audit was so late.
7. Canopy's: Before paying Economic Roofing, Jeff will assess all of the canopy's to make sure all is well.
8. Dryer vent cleaning: Brenelle will be sending letters to those unit owners who have not had their vents cleaned.
9. Chimney cleaning: Of the 110 fireplaces, 100 have been cleaned. There were two negatives reported: (1) Chim-Chimney's lateness in keeping to the scheduled appointments, even the early ones, and (2) bringing their dog and keeping it in the truck. Jeff made note of both.
10. Handbook: Jeff reported no progress with editing the handbook but hopes to report progress at the February meeting.
11. Website: Rosemary initiated a discussion about a possible website for CC, starting out with just the basics. She asked that the Board think about it and come up with a possible list of links.
12. Large dogs: Second request that the noise of two large dogs in a one-bedroom unit be dealt with.

## **VI. Adjournment**

Meeting was adjourned at 8:00.