

**Cambridge Courts Condominium Board of Directors Meeting  
May 24, 2006**

**I. Call to Order**

The meeting was called to order at 6:30 p.m. The minutes from the April 26<sup>th</sup> meeting were approved. Passed.

**II. Quorum Count**

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

**III. Owners Forum**

**Marlene Drohan, 2813, 101:** Bushes on the property need trimming. The canopy light at 2711 remains out. Jeff will have it checked out, as it may be more than the light bulb.

**Christine Symthe, 2707, 102:** Because of the money being spent to have the doors, etc. repainted, Christine expressed concern with the prep work by Dolan. For instance, would doors be replaced and would the indents in the doors made by the keys be repaired? Jeff said that each door would be reviewed on a case by case basis and that trying to repair the indents in the doors would be difficult and not permanent.

**Ken Keyak, 2611, 101:** Replacement windows are not conforming. There are only two approved companies and owners should have the new windows removed if they do not conform.

**IV. Hallway Committee Report**

Ken Keyak representing the Hallway Committee said the committee is waiting for the samples for the hallway windows. Regarding the mailboxes, Jeff will email the mailbox website to John Kisko for review. Dolan will have the second interior painting finished with the suggested colors side by side on the landing wall of 2613 by Friday for review.

**V. Budget**

Financial report for the month ending April 2006 provided under separate cover. The association is showing net income of \$1,976 for the month and net income of \$3,771 for the year to date. The operating account is showing a positive case balance of \$5,873.

There are no delinquent accounts requiring Board action at this time.

Journal entry correction: Reallocate \$76.40 from account 7300 to 7330.

**VI. Administrative Items**

1. Handbook: It was decided not to print the revised Handbook until we had our community website up and running, which would be included in the Handbook.
2. Website: Rosemary Gorski passed out several examples of community websites for the Board to review and discuss. AtHomeNet seemed to be the front-runner, but it was suggested to get references and call them with a list of proposed questions.
3. HVAC inspection: Chandler's Plumbing submitted a proposal to offer annual preventive maintenance service agreements to residents at a discount price. Total cost would be \$135 for the first year, \$150 for the following year. The agreement includes two annual service visits, plus 10% off all service calls and no charge for mileage. This information was solicited by the Board as a courtesy.
4. Architectural violation: Jeff reported that the paint on the carpeted landings in the stairwell in 2407 from the renovation of unit 202 could not be removed and will need to be replaced at a cost to the owner. If the replaced landing carpet doesn't match the carpeting on the stairs, it will also be replaced at a cost to the owner. A letter was sent to the owner informing him of the complaints regarding the damage incurred in the common area stairwell and carpet and working in the unit late at night.
5. Landscaping: Regarding a question raised by a member of the Board, Jeff gave a brief history. The former Board asked Blade Runners to present a proposal for landscaping enhancements of each courtyard. Because the original proposal by Blade Runners was over \$65,000, the Board asked for a second proposal closer to \$40,000. It was decided that the landscaping would be done in phases and Blade Runners would prioritize the courtyards. Jeff suggested that the Board could do a phase this year. There is \$7,000 in the budget for landscaping and only \$2,500 of the budget has been spent thus far.
  - a. Rosemary suggested adding plants in front of the Cambridge Court sign, and Lantana was suggested because it is drought resistant.

## **VII. Adjournment**

Meeting was adjourned at 8:15 p.m.