

Cambridge Courts Condominium Board of Directors Meeting
4/25/07

I. Call to Order

Meeting was called to order at 6:30pm

II. Quorum Count

Board Members present: Rosemary Gorski, President; Lorraine Bailey; Vice President, DeAnna Renko; Member-at-large; Jon Fisher, Secretary; and Jeff Bridges, Property Manager.

III. Owners Forum

Marlene Drohan, 2813 #101 (1) Dryer vent still missing; Jeff's response is that Triple State will be replacing it tomorrow.

IV. Minutes from the Previous Meeting

Motion was made (DeAnna) and seconded (Jon) to approve the minutes of the 3/28/07 meeting. Passed.

V. Reports from Officers

VI. Reports of Committees

Landscape Committee:

Tree services have been somewhat unresponsive due to recent winds, but the Arborist still seems to be our best bet. We have some information from the Arborist on possible recommendations, and will summarize this and provide recommendations in the near future. People are planting flowers in the medallions in the center of the courtyards, and we need to figure out what the policy is with having these removed. Pests on shrubs have been covered by landscape contract (Bladerunners).

VII. Financial Report

Gas and electric bills seems to be higher than previously; probably b/c of late winter and new electric equipment for Luis. The high snow removal was due to the extra snow and ice we received; it was billed late b/c of a billing error but the total amount year-to-date is correct.

VIII. Management Report

Rooftop Rental: Clear Wireless would like to rent one of our chimneys to put in a wireless antenna. We will wait for the proposal to review it to see what it will look like, how much they are offering, etc. Rosemary expressed concerns about possible health

effects; Jon noted that thus far detrimental health effects have not been consistently demonstrated in the scientific literature.

Legal Counsel: We will try to schedule a meeting with both law firms to decide on who we want to contract with for legal counsel, hopefully before May 13 when Jon leaves town for three weeks.

Porter: No new complaints were brought up tonight; a few emails have been received about having him vacuuming later in the morning. He is now patrolling the grounds once per day every day for an hour. He is also checking screens in basement stairwells to clean them out. His schedule will have to vary somewhat week by week.

Plumbing Inspections: Current inspection proposal is 8 units/hour (two men at a time), 9am-5pm with a lunch break from 12-1pm, which will be 56 units in a day. This schedule will result in three units per day, and owners would be given a 3 or 4 hour window. For the units where they cannot get in, we will need a backup plan. One possibility is to ask people to give their key to their neighbor, another would be to have a single backup day, a third would be to schedule visits as needed and charge the owners for the extra visit. The board recommends that these begin in June, and that we will need owners to be available during the time periods stated.

Parking Lot Sealcoating: Two proposals were received from Dominion Paving (\$11,505) and Chamberlain Contractors (\$18,640). Jeff used Dominion in the past and had a great experience with them. The sealcoating should be ready to drive on by the evening, so it might not be too inconvenient for owners. We will also need to have speed bumps removed before this work is done. **Motion was made (Jon) and seconded (DeAnna) to use Dominion Paving, subject to Jeff ensuring that a warranty for their work is present.**

Hallway Painting: Two bids are very close (Chesapeake Finishing and Dolan Contracting), and one is considerably lower (AMS Restoration Services); all estimates include the cost of paint, and do not include the cost of painting exterior rails. Jeff has always had AMS do good work for him, and has referenced them to other residents here for drywall repair. Several areas have moisture damage or other issues that will need minor repair (carpentry, drywall, etc.). Jeff is comfortable with AMS once he does another walkthrough with them to be sure that they are clear on the scope of work and are aware of some areas that need repair. Some concern was raised by board members about painting over dirty areas or glossy paint, and mentioned that we will be closely examining the work. If the paint is peeling/cracking/flaking it would be replaced under warranty. We will table this until Jeff can meet again with AMS; once we confirm the work to be done for the price quoted, the board can vote on the final proposal by email.

Exterior Painting: We have a list of areas that have been primed but not painted, and need to be redone.

Basement Water Leaks: Chandler Plumbing submits a proposal to send a camera through the underground storm drains at 2803 and 2603, where there has been water leaking into the basement storage areas from the concrete conduits in the wall. **Motion**

was made (DeAnna) and seconded (Lorraine) to accept Chandler's proposal for \$1,050 to send a camera through the underground storm drains at 2803 and 2603 in an effort to find the cause of the basement water leaks.

Common Area Watering & Car Wash: The board tabled these issues at the last meeting over concern for the high water bills we have been experiencing. The 1st quarter water bill for 2007 was roughly less \$2,200 less than the previous quarter's bill. There has been consistent concern about non-residents using the car wash, and still believe that the car wash may be one source of the high water bills. Due to these concerns, and the fact that the county is increasing our water fees beyond what we anticipated in our budget (and in county projections), we will turn off the car wash water for now, and the situation will be revisited at a later date. When the county water work was done, it was confirmed that our water meters did not run when the water was shut off (meaning that we most likely do not have a leak causing the high water bills). We also will remove the common area hoses to prevent residents from watering as they see fit, and instead provide watering by the porter or grounds services as needed. With the high water costs and increased water fees, we need to find ways to cut back significantly on water use by implementing several conservation measures.

HVAC Unit/Drywall Damage: The owner continues to report damage. Jeff contacted legal counsel to get their opinion on this, and their advice was that the board should have the opportunity to confirm or deny the HVAC contractor's findings. The owner has agreed to this, so we could have Chandler test to see if the supply line is "sweating" during use and causing a leak (this test should cost roughly around \$400-500). If there is a breach in the firewall, that is the association's responsibility. However, we are not convinced that this is actually the problem, and given that the owner's estimated cost of repair is not that much more, it would be preferable to let her do the work she believes is necessary. **Motion was made (Jon) and seconded (DeAnna) to pay Demetria Katson \$2,121 for the "thermal envelope sealing" that she believes will fix the problems she has been experiencing with her drywall damage, with the contingency that the association is not responsible for any further repairs or additional work on this matter if the sealing does not solve the problem.**

A second motion was made (Jon) and seconded (Rosemary) that if the cost of repairing the firewall was not included in the previous proposal (for \$2,121), the association will also solicit bids and proceed with this work as well.

IX. Business Items

1. Furniture (and other large item) Disposal: There was a chair left out by the garbage for a while, and paying a pickup fee for each such item is expensive. Neither Goodwill or Salvation Army will send out a truck to pick up unwanted goods. The basement at 2505 is at ground level, and potentially Luis could put furniture there until we accumulate a few pieces to make it less expensive to have it removed. Jeff will talk to CSI Trash and GML Metal to get proposals to have the basements cleaned out and removed.

X. Adjournment

The meeting was adjourned at 8:46pm.