

Cambridge Courts Condominium Board of Directors Meeting
8/22/07

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; Cara Carter, Treasurer; Jon Fisher, Secretary; and Jeff Bridges, Property Manager.

III. Owners Forum

Marlene Drohan, 2813 #101: (1) owners have not been picking up pet feces in the courtyards recently. This may be attracting mice to our property. RESPONSE: If anyone knows the name and unit number of someone who is not picking up after their pet, contact Jeff so he can send a violation notice. (2) Why do we have speed bumps missing? RESPONSE: Luis forgot to put them back, they should be there by the end of the week. (3) Who pays for the cars that were towed during the sealcoating? RESPONSE: The owners have been identified and will be directly billed.

Christine Smythe, 2607 #103: (1) Loriope may also be attracting mice or rats. (2) When Triple State cleaned up from their burst pipe in 2605 they didn't remove the water properly (she took pictures), and just swept it further down into the boiler room. Also, the painters seem to have done a sloppy job (the wrought iron rails were not sanded before painting). Why was this done and why do we use certain contractors? REPOSENSE: We solicited several bids for the work, and in the case of painters, the contractor chosen saved us about \$8-10,000 (and has done acceptable work here before). We need help from our residents in identifying areas where our contractors did an insufficient job so we can have them address it in a timely fashion as part of the walkthrough.

James Brett, 2509 (1) did we pay for the pipe that broke on our property due to an improper solder job by Triple State? RESPONSE: No. (2) Have our water bills gone down, and is this related to the major pipes that were replaced on Fillmore? RESPONSE: Yes, by about \$2200, and no this does not appear to be related to this replacement. (3) Why was the water shut off but the hoses recently replaced? RESPONSE: The water was shut off to try to control our unusually high water bills and irresponsible watering, but hoses were recently put back and water turned on due to the effect of the extreme drought on the plants on the property. (4) Rather than further raising our condo fees, could we have a one-time special assessment? Higher fees make it harder to sell units here. RESPONSE: Generally residents are more opposed to special assessments than to fee increases, and lenders also tend to look less favorably on condo associations with regular special assessments.

Lorraine Bailey, 2703, #102: (1) She was recently at a hotel where the lint trap caught on fire. This is why the association spends money each year to have these cleaned out.

Albertina Ponce, 2509 #301: (1) Outside of 2509 are A/C areas that still have paint on the wood. When will this be fixed? RESPONSE: Luis should be addressing this soon (simply b/c it's small enough not to bother with having the painters come back). (2) When will the plumbing inspections be? RESPONSE: this September, 9/15, 9/22, and 9/29.

Rosemary Gorski (1) There is a sulfur smell from her hot water in her bathroom sink. Anyone else experienced this? REPOSENSE: No, but she can contact Triple State to ask about this.

IV. Minutes from the Previous Meeting

Motion was made (Rosemary) and seconded (Jon) to approve the minutes of the 7/25/07 meeting. Passed.

V. Reports from Officers

No report.

VI. Report from Committees

Landscape:

- (1) We have a flyer on the water use, which Christine has sent to the yahoo group, and which we will get posted in the hallways.
- (2) The Arborist was here on Monday to remove a number of dead trees and limbs.
- (3) John Snitzer visited with us to discuss landscaping at Cambridge Courts. We would like to hire him to spend some time working on a landscape plan, this would cost about \$600-900 for 10-15 hours of his time and would provide us with more concrete information we could act on. We will email this proposal to the board and discuss internally to make a recommendation on what he could focus on.

VII. Management Report

Basement Water Leaks: The basements leaks at 2603 and 2605 are probably coming from clogged underground drain lines being backed up. 2409 is also leaking consistently. We have a proposal from Gardner James Engineering to investigate the cause of the leaks and recommend a course of action for repair. **Motion was made (Lorraine) and seconded (Cara) to approve the Gardner-James proposal as written to investigate water infiltration in the basements of Cambridge Courts buildings 2603, 2605, and 2409, for an estimated cost of \$3,500 (actual cost to be determined as written). Passed.**

Plumbing Inspections: Scheduled for 9/15, 9/22, and 9/29. For each day, the units planned for inspection would be given a notice indicating a range of time when the inspection would occur (e.g. 9a-12p). They will provide a report to us as to what they find in each unit. They also provided toilet prices of \$380 for a Toto (for 40 or more

owners), or \$335 for an American Standard. We need a price for less toilets in case we can't get enough owners to participate.

Proposed 2008 Budget: The budget as written was reviewed by the board by line item.

Verizon FIOS service: The letter as revised by legal counsel is acceptable, but we still need (1) to find out more from Verizon (e.g. can they install their cables without removing the copper, can we get compensated for painting the moulding, can we see a condo where it's been installed?) and (2) bring this up at the meeting.

Bike Racks: There was a complaint by Tolga Tenkin that there is not a bike rack in his building. We have one or more bike rack per courtyard already, and the one in the 2700 courtyard is not full. Furthermore, there is not room in some of the basements without racks to install them. Given the lack of demand we will not install additional racks at this time.

VIII. Business Items

1. Clutter/trash in basements: Due to increasing clutter in the basements, we will send out a notice warning residents that items other than bicycles left outside of the bins will be disposed of by October 15. Once that deadline passes, we will work to inventory the items and dispose of them on freecycle or craigslist if possible
- 2.

IX. Adjournment

The meeting was adjourned at TIME