

Cambridge Courts Condominium Board of Directors Meeting
6/24/09

I. Call to Order

Meeting was called to order at 6:33pm

II. Quorum Count

Board Members present: Frances McCoy, President (2501, #101); Jon Fisher (2811 #101B), Secretary; Tracy Van Duston, Vice President (2501, #201); Chuck Phillips, Member-at-large (2613, #201); and Mark Keenan (standing in for Wayne McCreedy, Property Manager)

III. Update from Jay Sherlock (from our pest control company)

Jay Sherlock from our pest control company (Sherlock's Termite & Pest Control, Inc.) came to speak to us about our bait boxes. He said that we have a site plan, and he believes that we have sufficient bait boxes for the property (based on the fact that to date we have not had any empty stations when they've been serviced). Other than persistent ants at 2709, there doesn't appear to be any significant pest activity. If we do feel that we need extra stations, we have to pay ~\$15/each to purchase the new stations but our monthly fee would not change. He also noted that he spot checks the work of his employees every few months to ensure that they're doing what they should. He noted that the stations are secured so that can't be moved, and there are large blocks locked inside so that they can't be dragged out of the station. However, if a cat or dog ate a poisoned mouse or rat they could be at risk. On the question of termites, Jay said that they could test for them, but it's unlikely that we'd have them since the wood was treated with a strong insecticide at construction (much stronger than what is in use today). If we do start to see them, we could begin monitoring for them. We also confirmed that the unit which recently reported a roach problem needs to be treated immediately. They will determine whether or not the whole building needs to be treated. He can treat the exterior of the buildings for ants if they are reported inside units and it should be effective.

IV. Owners Forum

Marlene Drohan, 2813 #101: (1) New renters have moved into 2813 #102, we need to check that we have received the move-in fee from them. **RESPONSE:** Armstrong will check into this. (2) When will the shrubs be trimmed again, and why have they gotten so high? **RESPONSE:** They will be trimmed tomorrow, and we will check to make sure it's done right. (3) Grass at the front and rear of 2805 are being destroyed by the renters in 2803 #102, who continue to have their dog urinate in the same place every time. **RESPONSE:** We have to send the owner a letter to give them a chance to attend a hearing before we charge them for this. Armstrong will move forward on that.

Jon Fisher, 2811 #101B: (1) Several of the condensate drain pipes from the heat pumps are dripping right against the foundation of the building, possibly contributing to erosion and leaks into the basement. Can we extend these pipes further away from the building, or have them drip

onto plastic downspouts to reduce this risk? **RESPONSE:** Sure, we could buy something for them to drip onto if necessary. Wayne will take a look to see if this would be helpful. An owner asked us about pet-proof screens, and provided us with samples. **Motion was made (Tracy) and seconded (Chuck) to reject the request to use the particular pet-proof screen provided (as it's too dark and thick to match). If an alternative screen is provided which better matches our screen, then we will reopen the discussion. PASSED (Jon voted against, all others voted for).**

V. Minutes from the Previous Meeting

Motion was made (Jon) and seconded (Tracy) to approve the minutes of the 5/27/09 meeting. PASSED unanimously.

VI. Reports from Officers

Quite a bit of work was accomplished by email this last month (removal of BBQ grills, polishing the door handles, more arborist work, etc.). There have been some complaints about a group of people repeatedly making noise late at night in the parking lot (as well as several other noise issues). If this happens again, we could leave a note on the truck indicating that they're in violation of condo noise rules, or speak to them.

VII. Report from Committees

Landscaping: Renee Bullock (our landscape architect from Denchfield) presented a new comprehensive landscape plan for the property. In addition to the plan as written, we discussed additionally adding a vegetable garden to the south side of the grass between 2700 and 2600. She is working on estimates for a) removing our central circular gardens and replacing with lawn, b) replacing the central gardens with her new proposed plan (liriope, boxwood, and perennials), and c) improving the fronts of the buildings facing Rt 50. Jon was not fond of having each central garden be monochromatic by courtyard, but was in the minority. **Motion was made (Jon) and seconded (Tracy) to adopt this landscaping plan, with the understanding that it's a guideline, and not necessarily a strict and exact prescription. PASSED unanimously.** Jon will scan them in and post them to the web site. Frances will organize a meeting to allow homeowners to review the plan and offer them a chance to provide feedback.

VIII. Financial Report

Mark indicated that he thought our financial health overall was good. Although some board members had concerns about recurring emergencies and problems with plumbing, he believes that we are not underfunded. We do need to plan ahead to be able to start replacing our plumbing comprehensively, but cash flow is the key (do we have the money to do what needs done when it needs doing).

IX. Old Business:

- A. Ratify contract with BEI. This contract was signed and work will proceed immediately after the 4th of July weekend.

- B. Tracy reported that there was a fire risk in her unit (and is likely present in other units) due to the way that breaker boxes have been installed across the property. Her breakers recently burned up due to paint interfering with some of the connections. We can alert the residents to this possible concern, and try to negotiate a bulk discount. Frances will be calling them to get her unit inspected, and will check into how much of a discount we could get (and how many residents would need to participate). Once that's done, we can alert the residents.

X. Executive Session

The board adjourned to executive session at 8:30pm.

XI. Reconvene to Open Session

The board reconvened to open session at 8:58pm. Motion was made (Tracy) and seconded (Jon) to waive late fees (but not balance or legal fees) in all three cases: Account # B924707-0202-01, B92809-0201-01, and B92409-0101-01

XII. Adjournment

The meeting was adjourned at 8:59pm