

Cambridge Courts Condominium Board of Directors Meeting
7/29/09

I. Call to Order

Meeting was called to order at 6:34pm

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 Wayne McCreedy, Property Manager.

III. FiOS Discussion

Mr. Williams from Verizon came to discuss the installation of FiOS, which would provide a new alternative for television, phone, and internet service. There would be a small box installed on the exterior of the building, and from there the wiring would go through the basement crawlspace. It would rise through the living room closets of each unit, where a small, flat backboard would reside. One owner (John in 2807 #301) indicated that his box was actually in the bathroom closet. If an owner chose to proceed with installation of the service, an additional small (~4" square) box would be installed, which would make the existing coaxial ports in the unit work with FiOS. This is not a shared network; each owner would have their own dedicated line which would not depend on activity of your neighbors (unlike cable, where as more people connect signal strength decreases). The next steps would have the construction team from Verizon come out, walk the property, and show the board where everything will be going. We would then set a schedule for installation and allowing access to the units. The fiber optic cable would be the responsibility of Verizon up to the point where it enters the unit, where the responsibility would transfer to the owner. The rough monthly price of cable, phone, and internet would be about \$114, and contracts are currently for about a year.

IV. Owners Forum

Marlene Drohan, 2813 #101: (1) There is still a bike being chained up in the NE corner of the 2800 courtyard. **RESPONSE:** We will leave them a note asking them to move it to the storage area. (2) One of the renters in 2811 #101 is dropping cigarette butts in the concrete window well areas. **RESPONSE:** Jon lives in that building, and will mention it to him next time he sees him.

Leslie Brown, 2713 #102 (1) There is a crack in the concrete stairs in front of her building. **RESPONSE:** It is up for discussion at tonight's meeting. (2) The watering of the grounds needs to be organized, our porter used to do this but now we don't have anyone dedicated to do this. **RESPONSE:** This is another topic for discussion, we're aware of the problem, but have not yet come up with a plan to take care of this. We would love volunteers to help us organize this.

Ingrid Harris Herbert, 2407 #202 (1) She has had a persistent bare spot on the grass outside of 2703. Can we get this filled in? It may have been caused by a dog owner allowing their dog to urinate in the same place every time. **RESPONSE:** We will look at getting the bare spots in the

grass filled across the property in fall. (2) She was persistent problems with large flying ants that swarm each May. She called the management company, and was told that they wouldn't be able to come until July. Could we get this as a part of our regular contract since it's an annual problem? **RESPONSE:** Our policy is that if there is a non-urgent problem, we ask that owners wait for our regular monthly visit from the exterminator. However, if they feel that it cannot wait, they can contact Armstrong to schedule a special visit. (3) She was very grateful to see that the brass had been polished on the fronts of the doors.

John Shideler, 2807, #301 (1) He had a problem with robins nesting in his dryer vent, which is an annual problem. **RESPONSE:** It was cleaned out a week after this was reported. However, the tube connecting the dryer to the vent is cleaned out separately in fall. Owners are free to get their dryer tube cleaned out on their own at any time if they don't wish to wait. We put screens over the vents in spring to prevent this, but in this instance the screen failed (there have only been two across the entire community that had a problem this year). We are also considering looking at different companies to do the cleaning in the fall, and hoping to make sure the screens are well maintained to prevent a reoccurrence. (2) There have been several water shut-off notices, but he hasn't seen the water actually being shut off. **RESPONSE:** In each case the water was shut off, but always for less time than we advertise (we post the maximum expected time it could be shut off to be on the safe side). 2500 & 2600 should be the only courtyards with planned work remaining (probably two more days worth).

Matt Brecht, 2607, #101 (1) What is the status of the asbestos removal project? **RESPONSE:** They are awaiting the results of an air test to verify that the asbestos has all been removed. Once that's complete, assuming it comes back clean, they'll test for mold, and soon after that it should be complete.

V. Minutes from the Previous Meeting

Motion was made (Jon) and seconded (Tracy) to approve the minutes of the 6/24/09 meeting. PASSED unanimously.

VI. Board Actions

There is damage to the concrete stoop in front of 2713 (a small missing chunk of concrete). The board needs to decide 1) when to address it, 2) whether to do other concrete work at the same time. Wayne can do a walkthrough of the community to look for other spots that need doing (due to them being a safety hazard, or structural problems, or possible even aesthetics), and get bids for them (for both replacement and patching) to see if we can get a better price.

VII. Reports from Officers

N/A

VIII. Report from Committees

Landscape: we need to plan to have Denchfield give us bids for seeding grass into all of the bare spots we have across the property in August (as this would be done in September). We should also find out how much it would cost to have the aeration done without over-seeding, and what the cost would be to fill in the bare spots.

IX. Old Business:

A. Installation of Fencing.

Tracy indicated that wood fencing could be a safety concern as it may be less stable over time. There are also aesthetic concerns that the iron will look better over time than wood. Wayne indicated that the cost difference of installation would be minor, as the bulk of the cost was for removing and hauling away the existing fence. He will proceed with getting bids to install the rest of the fencing.

B. Review of landscaping work.

Frances indicated that we need to figure out a way to get the grounds watered. Options could include an irrigation system, paying a homeowner to do it, or paying our janitorial service to do this. We should get help from Denchfield to figure out what needs watering, how often, for how long each time, and how to do it (e.g. soaker hoses vs. sprinklers). Jon will contact them to see how much it would cost to get these kinds of instructions. A resident may be an ideal choice since they can water early in the morning when it's best to do so, and don't need to make special trips. We can post a notice in the hallways and on the yahoo group, and if we have no success this year we could use the janitorial service as they're already here regularly. We'll discuss next steps for work to proceed with next month.

C. Washer/Dryer installation

This will proceed once the work is done in 2603.

D. Recycling

We still need to check to see if our recycling contractor is now accepting plastics 1 → 7.

E. Water Spigots

They should all be turned on now.

X. Executive Session

The board adjourned to executive session at 8:10pm

XI. Return to open session

Motion was made (Tracy) and seconded (Jon) to waive the \$485 charge against account 32-2407202. PASSED unanimously.

XII. New Business

A. Reimbursements

Frances has requests for reimbursement for \$32.83 for Cambridge Courts business (paper and ink). Chuck also needs to be reimbursed for some garden hoses, although he does not have the receipts with him. **Motion was made (Tracy) and seconded (Jon) to reimburse Frances for this expense. PASSED unanimously. Motion was made (Tracy) and seconded (Jon) to reimburse Chuck (by September 15, 2009) for the cost of Cambridge Courts hoses, sprinklers, and bin repair not to exceed \$200. PASSED unanimously.**

B. Bin repair

Motion was made (Tracy) and seconded (Jon) to adopt a policy that the board accepts responsibility for repairing structural damage to the storage bins, but only upon request of the owner after damage has occurred. PASSED unanimously.

C. Roof repair

Rather than paying to have the roofs re-prioritized now, we agreed to wait to have that done until we actually are ready to proceed with more repairs.

D. Landscape Amendment

We agreed to incorporate an extra spring trimming into our landscape contract for next year, but since the spring growth season is over we will leave our current contract as is for now.

XIII. Executive Session

The board adjourned to executive session again at 8:45pm

XIV. Return to open session

Motion was made (Tracy) and seconded (Jon) to waive the \$25 late fee for account B92403-0101-01. PASSED unanimously.

XV. Adjournment

The meeting was adjourned at 9:10pm