



Board Meeting Minutes for Monday, January 29, 2007 6:00 p.m. in Bernie Mieloch's condo

The Meeting of the Association convened at 6:05 PM. Board Members present include: President Bernie Mieloch, Ted Hatfield, Laura Smith, representative from Beck and Co, an alternative property management company.

1. Lisa's resignation. Lisa left PMT. Lisa will be joining Beck and Co., co-owned by Stan Scheiber, as of Thursday.
2. Beck and Co. presentation by Stan Scheiber:
 - a. Stan's experience: has been in property management since 1981 and has had his own business since 1984.
 - b. Stan has been with Beck for 5 years. Offices on West 6th. Stan is familiar with the property. Beck and Co has about 40 properties with 4 managers, an accounting department, a maintenance dept (light carpentry, light electrical, custodial), and provides 24-hour response service.
 - c. They manage Paddock Condos on Burnet and North Loop, as well as properties in North Hills, West Campus, etc. Also Reflections of Walnut Creek II on Swearingen.
 - d. Month end reports should be similar to what we're used to and will look like a monthly audit: copies of income/expense statements, copies of every invoice, etc. Possibly a bit more thorough and user-friendly than we receive now.
 - e. The per door rate would (at least at first) stay the same—roughly \$18/door. (This is a bit lower than they usually charge.)
 - f. Contract would allow release by either party with 30-day notice.
 - g. In the case of a major project that requires frequent manager presence and administration, Beck would charge a fee of 1% of total contract.
 - h. Maintenance rate: \$37.50/hr. (There is a separate, lower hourly rate for the porter, who covers more custodial duties.)
 - i. They don't do landscaping or pools, just management.
 - j. Insurance: Stan advises to stay with State Farm, but there's also a group policy which we could investigate.
 - k. With Beck, Lisa will have a portfolio of 8-10 properties (instead of the 30-some properties she managed at PMT), and she won't be doing accounting; thus her load will be considerably less. Stan is also a fairly hands-on overseer.
 - l. Stan would conduct an analysis of current dues, expenses, reserves, and long-term projects to see if we're on track financially and to determine whether dues are appropriate.
 - m. Stan will provide references.

(Beck and Co. representative left the meeting following the presentation.)

3. Window Treatment letters have been sent to two units. They have the final warning and now the fine letters should go out.
4. Email collection will be voluntary. We're going to invite people onto a listserv, encouraging them get HOA information that way.
5. Web: Ted has agreed to become our new Webmaster. He will contact Jason.
6. Gutters are cleaned.
7. Fence repairs are done.
8. Downed tree is fixed.
9. New Business:
 - a. If we want to go to Beck, we should send a certified letter to PMT by Feb 15. (Our contract with PMT is over March 15.) Lisa recommends sending the letter early.
 - b. Water feature needs rethinking... the water blows to the side and the feature has to be refilled constantly.
 - c. Ted asked about getting a parcel mailbox. We talked about other options for getting parcels.
 - d. Discussion of management companies.
10. We're interested in getting the old steps removed from the garden.

Meeting adjourned at 7:58 pm.

Next meeting will be Monday, February 19, 2007 at 6 pm.

Posted by: Dawn M. Wellington
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Allendale Condominiums HOA, Inc.
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