



Board Meeting Minutes for Monday, March 22, 2010 6:00 p.m. at the gazebo

Board Members present include: President Jack M., Vice President Pam M. and Netta L.

1. The meeting was called to order at 6:06 p.m. Board members Pam, Netta, Jack were present. Beck & Company representatives Adriane and Carl Beck and owners from units 116, 107, 102, 103, 115, 212, 220 were present.

2. Minutes of previous meeting were approved.

3. Financial Report

Roger met with Adriane and Stan. He understood an additional \$18K was found in the reserves due to a hidden cell on a spreadsheet. Carl and Adriane said it is an additional \$18K that is projected for the reserves per the 2010 budget, not money that is already in the reserves. Netta clarified with Carl that the 2010 projected reserves is \$12K + \$18K = \$30K. The board needs further clarification and plans to meet with Beck and Co. prior to the next meeting.

4. Engineer Report

The new engineer's report comparing the 4 foundation contractors' bids was discussed. The engineer recommends 3 test borings. The board will proceed with the test borings. Engineer cost is \$150 for this. Adriane will obtain bids for the borings from the 4 contractors and notify the board this week for authorization. We expect to have a revised plan and revised foundation repair bids before the next meeting.

5. Spa Update

Jack and Pam reviewed expenditures for the last year. \$3,700 was spent on a new heater. \$4,750 was spent on pipe repairs. Currently the main pump needs repair as well as a pipe (3rd repair on same pipe.) Jack and Pam will meet with owner of Crystal Clear before next meeting to address.

6. Repair Survey Results

16 surveys were returned. Rankings were 1.25 for foundation repair, 2.5 for reserves, 3.5 for mulch, 4 for spa repair and solar screens.

7. Special Assessment Planning

Adriane will get bids for solar screens for all windows that previously had awnings. Plan to finalize proposed special assessment budget at the next meeting.

8. Water Issue #107

May be related to HSR siding project. Possible repair options discussed. JP construction bid for \$380 to patch. Use of MP1 to patch. Adriane will bring 2 more bids to next meeting and will contact HSR to determine if this was a result of the residing and if they will fix it.

New Business

9. Landscaping

Our current landscape company's contract expires end of June. Adriane will get bid from current contractor and 2 new ones. Pam will get 1 bid. Landscaping committee (Pam, Netta, Maria) will review the bids.

10. HSR Siding Project

Adrian will contact HSR re: outstanding follow-up items: #107 water problem, #221 damaged doorknobs, #115 & #209 missing window screens.

11. Water Accumulation

Water accumulation is happening on the North side of #116 during heavy rain was report by owner. Landscaping bidders will be asked to assess and make recommendations.

12. Fence Repairs

The fence is reported to be down on east side of complex. Jack will put it back up. Steve will send fence contractor repair/replacement information to the Board.

13. Property Address

Owner of #102 presented information regarding correct address for property as 2104 per City of Austin. Jack will scan and distribute.

Meeting adjourned at 8:08 p.m.

The next meeting will be on Tuesday, April 20 at 6 p.m. at the gazebo