

## June Little

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**From:** June Little

**Sent:** Monday, November 16, 2009 11:23 AM

**To:** 'Barbara Winter'; 'Damon Negri'; 'Erik Youngren'; 'Jim Dejohn'; 'John & Marietta Mahoney'; 'Jyoti Vora'; 'Lynne Skeirik (home)'; 'Mark McKelligan'; 'Rajan Vora'; 'Rama'; 'Richard Ferraro'; 'Puneet Kochhar'; 'Stephen Hallett'; 'Stephen&Susan Morrison'; 'Thomas Saliba'; 'Tim Miller'; 'vincent riviezzo'; 'Gillian Burch'; 'Sue Carabott'; 'contact.sri24@gmail.com'; 'Jennifer Steer'; 'starrbuchan@comcast.net'; 'aimooaimoo@aol.com'; 'shwetakochhar@ymail.com'; 'Metropolis, Patricia M.'; 'LaurFr@aol.com'; 'kstrevel@comcast.net'; 'Bell Ron'; 'jeanshu@comcast.net'; 'terry.riviezzo@comcast.net'; 'Simms Orion'; 'Marsha Simmons'; 'robert berger'

**Subject:** Board meeting minutes, October 6, 2009

All:

Below are the minutes from the Board meeting held on October 6, 2009, as prepared by your Secretary, Ron Bell.

June

The BRV Board of Directors met on October 6, 2009 at 7:00 p.m. at the home of Wes and Kathy Strevel. Board members present were Kathy, Ron Bell, Terry Riviezzo and Orion Simms. June Little of CPManagement also attended.

The following items were discussed:

(1) Remodeling of Units: Need to remind everyone that a Unit Owner must inform the Board and the Association of any plans to remodel a unit. This is necessary to ensure compliance and conformity with the condo documents and to be sure that the remodeling is appropriately covered by the Association's insurance policies and will not adversely affect insurance coverage. Also there are forms available to request what is perceived to be a modification contrary to a provision in the condo documents. The Board will entertain each properly documented request in a fair and reasonable manner.

(2) Internal Repairs: There are still several units that have internal water damage attributable to the roofing problems waiting to be repaired. Although John Mahoney's ceiling was previously repaired some time ago, apparently there was a problem with the stain killer used and it must be redone. (The correct stain killer for water stains is Binz not Kilz.)

(3) Receipt of Assessment Funds: Only eight unit owners have thus far paid the \$500.00 assessment.

(4) Proposal for New Condo Fee Structure: The Board will need a detailed presentation of the proposal to reassess the condo fees between the two phases. This will require identifying whatever budget items are believed to be distinctly different between the two phases, which, in turn, might justify assessing different condo fees for the two phases. Orion needs help gathering the data to pursue such a presentation.

(5) Fire Suppression System: The inspector from Superior took readings of the antifreeze in the systems at Deborah Lane, recording temperature ranges between the first floor and the attic from 49 degrees F to 25 degrees F. All of Clearwater has

antifreeze in the systems, but unlike Deborah Lane, there are no back flow valves or expansion tanks. The temperature readings there were from zero degrees F to 25 degrees F. Unit owners must replace painted sprinkler heads at their own cost. Each Unit Owner (not the Association's Reserves) in the four-unit buildings will be assessed for pressure reducing valves; probably in the Spring.

(6) Cricklewood Budget: Still not finalized, but it appears that BRV's share will be higher.

(7) 2010 Proposed BRV Budget: Went over all items with the goal of maintaining the currently assessed amount of the monthly condo fee.

(8) Rules & Regulations: Revised the list of infractions to focus on the more serious. June will promulgate the infractions, as revised, to all Unit Owners.

(9) Template for Determining Payment Responsibility for Unit Repairs: Ron still has this as an action item.

(10) Dock Estimates: Conscious of the effect the dock has on the budget reserves, need to schedule meeting of Dock Committee to explore obtaining current estimates to repair/replace dock.

(11) Annual Meeting: The annual meeting will be held on Tuesday November 17, 2009 at 6:00 p.m. June will confirm the location. If there is enough information, the proposed adjustment to the condo fees may be presented.

Adjournment:

The meeting adjourned at approximately 9:00 P.M.

Board of Directors