

RAMPARTS AT ROXBOROUGH

BOARD MEETING MINUTES

Thursday, September 17, 2009

THE MEETING WAS CALLED TO ORDER AT 5:36 PM

BOARD MEMBERS IN ATTENDANCE: James Schott, Greg Bradshaw and Alex Groves. Judy Yunt was absent.

GUESTS: Penny Diebert (6856 Surrey Trail resident)

THE MINUTES of the August 20, 2009 meeting were approved as written.

In open discussion prior to the board meeting agenda, Penny Diebert brought up a concern about the renegotiation of the roof loan. Penny indicated that when she was on the board she had talked to Shawn McGoff of Bank of the West and he had indicated that we could re-negotiate our roof loan at between 6% and 6.5% with no financing fee and no pre-payment penalty.

Penny also expressed concern about the website not being updated. She indicated that the following items need to be kept up-to-date:

1. Contact info
2. Insurance documents
3. Operating budget updates
4. Board meeting minutes added each month
5. Newsletter (as published)
6. Policies (Maximum Property has three policies).

In addition, Penny made some comments about the lawn maintenance. These included:

1. Some sprinklers have been running 7 nights per week
2. There is still little control over the weeds, especially dandelions
3. The trunks for the trees that were mysteriously chopped down on Surrey Trail need to be cut down to below ground level. Greg said he would do this soon.
4. Weeds in Linda Flynn's area (Surrey Trail) should be controlled better.

There was an agreement amongst all present that the lawn maintenance has improved since Robert and Mike took over the company from Jeff Schott. We will continue to meet with them every two weeks to help improve communication with them.

FINANCIAL REPORT:

Tammy Hall of Maximum Property Management has spoken with Bank of the West in regard to the roof loan. She has been asked to forward some documents to the bank. Greg will follow through with the Bank (note: the loan papers were signed by the bank and the board on October 6 at a rate of 7.18% interest as the prevailing rate for an unsecured loan. The bank representative indicated that the lower interest rate quoted to Penny Diebert six months ago did not include a waiver of the loan origination fee. There is now no pre-payment penalty and there was no fee for the loan. The monthly payment was reduced from about \$2600 to \$1500 which is less than our current roof loan income finally).

OLD BUSINESS:

1. Concrete Work: Bids were received from Hammer of \$9,850.00 (revised); Brown Bros Concrete of \$23,866.00; Nick Draggich of \$5,550.00. The board voted (3-0) to accept the bid from Draggich & award the contract to him. The board also discussed the fact that the steps at Linda Flynn's unit were not included in any of the bids. This additional work will be negotiated with Draggich. A meeting will be scheduled soon with the affected residents concerning this concrete work on Surrey Trail (replacing concrete slabs between garages & replacing wooden steps with concrete steps and metal handrails).

NEW BUSINESS:

1. Alex Groves recommended getting rid of the payment coupon books. Instead of coupon books, we will discuss with Maximum the possibility of just sending out a list of HOA fee due dates at the start of next year.
2. After receiving a bid of less the \$1000 for siding (19 instances), painting, tree removal, etc. from All American Handyman (Ken Spadi), the board voted (3-0) to award this work to him. Greg will contact Ken about starting the work ASAP.

EXECUTIVE SESSION:

1. The delinquency list dated 7/31/09 was received.
2. There has been a request from both Julie Fairley & the Bradshaw's to forgive the late fees that have been recently assessed. In recognition of their very good payment history, the board voted 2-0 to forgive these late fees. Bradshaw abstained.

The next meeting of the board will be held October 15, 2009 at 5:30 PM at Foundation Clubhouse, Board Room. **All Ramparts homeowners are welcome!**

The meeting was adjourned at 7:33 PM.