

MINUTES

LINVALE CONDOMINIUM PROJECT ASSOCIATION BOARD OF DIRECTORS MEETING December 3, 2009

The meeting of the Linvale Association Board of Directors was called to order by Mary Stuckey at 6:08 p.m.

MEMBERS PRESENT: Mary Stuckey, Verlyn Landon, and Becky Howell

MEMBER ABSENT: Glenda Blosser

REPRESENTED BY: Vicki Peppers of BRE Real Estate

NOTE: Arlys Hope resigned her position on the Board on November 6, 2009 and will be replaced by volunteer Walter Valdez in January 2010.

MINUTES: Minutes were approved as written.

FINANCIALS: Total Assets and Total Liabilities & Equity are \$66,847.83. There was nothing of note regarding the financials and past dues are minimal. Financials were approved and the checks were signed.

HOME-BASED BUSINESS: Vicki was asked to please call Marilyn Schulz and offer her an apology as Marilyn feels the miscommunication regarding the home-based business occurred between her own realtor and Vicki. She did not have a problem with the Board.

LEGAL OPINION: On December 3, 2009, Eric Jaworski with Hindman Sanchez P.C. sent a legal opinion via email to Vicki which is attached (see pgs.3 & 4). To briefly summarize, the declaration that states "**Further, no business activities of any kind whatever shall be conducted in any building or in any portion of the property**" is, in the attorneys' words, "...an extremely clear and unequivocal prohibition on any sort of business activity on the property." He goes on to discuss that if the community wants to amend this to include businesses that are conducted via new technology such as computers, fax, email, this could be legally changed and they do offer reduced, flat fee rates to do so. All Board members are encouraged to read the opinion carefully. Further discussion of this will be tabled until a later date when we have a full Board in session.

GROUNDS: The two landscapers that submitted proposals did not show for this meeting as scheduled.

Concrete Repair: The repaired sidewalk and stoop at 7285 W. 1st Avenue looks great. The concrete company put down grass seed (the kind that looks like small blue cotton), to re-grow the area where his machinery damaged the lawn. The Board will have to check this area in the spring to make sure the grass did indeed grow. Mrs. Dintaman has called Xcel about the crooked meter.

Snow Removal: Arlys Hope, Verlyn, and Becky all noticed Summit sent people to shovel by hand during the last large snowstorm in November. They weren't clearing much snow and were moving quite slow at an expensive hourly rate.

Snow was never completely removed from the driveway at 233 Vance from the very first snowstorm of the year. Consequently, there remains a large area of ice covered with snow.

It was suggested withholding final payment to Summit for all the work they did not perform such as the above-referenced example, not seeding, not trimming all of the bushes, poor fall cleanup, etc.

BUILDINGS:

Brick Repair: This project remains on hold due to uncooperative weather. Vicki was asked to contact the homeowners involved and inform them they haven't been forgotten and will keep them apprised of the situation.

Balcony Repair: The carpet chosen by Verlyn and Joanne Landon was not in stock so new carpet samples were presented and both the Landons and Becky Howell picked a dark brown which is the color all initially wanted. For the record the sample picked was "Coffee Bean" No. 72751. Completion of the balcony repair is not known at this time but Brian Riniker with BluSKY Restoration Contractors will contact us with the estimated date.

CLUBHOUSE: We had a brief discussion about the un-cleanliness of the clubhouse including the covered walkway to the outside where trash is kept. This area is littered with a lot of dead bugs and spider webs. The storage room still needs to be cleaned and have the old paint cans removed.

Apartment for Rent: The vacant apartment was leased for one year to Lawton Grinter and Felicia Hermosillo. They started moving in the last weekend of November.

Vicki explained that BRE Real Estate charges a flat fee of \$500 per lease as opposed to a monthly management fee. This is over and above their property management cost.

Filing Cabinet: The new filing cabinet was placed in the main room and will house the paint samples, Board of Directors' minutes/financials, and other items needed to be held in a secure and central location. The two keys were given to Mary and Becky.

OTHER BUSINESS:

Certificate of Deposit ("CD"): The CD in the amount of \$37,362.00 currently with Wells Fargo is up for renewal. The Board decided to pull the CD out of Wells Fargo due to their poor rate and use First Tier Bank whose rate is 2.17% for 18 months. The money will be split in three CDs: two @ \$10,000 and one @ \$17,362.00. This way if any money is needed in an emergency, the penalty won't be too great.

Currently only Mary is a signer on the old CD. Both Verlyn and Becky will submit copies of driver's licenses and social security numbers for the new CDs.

MEETING ADJOURNED: 6:50 p.m.

NEXT MEETING: Thursday, January 7, 2009 at 6:00 p.m.

Submitted by: _____ Date: December 3, 2009
Becky Howell, Secretary