

MINUTES

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

The meeting of the Linvale Association Board of Directors was called to order by Mary Stuckey at 6:00 p.m.

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

MEMBER ABSENT: Rachelle Naishtut and Glenda Blosser

REPRESENTED BY: Vicki Peppers of BRE Real Estate

SPECIAL GUESTS: Julia Valdez, James & Marilyn Lancaster, Paul Jacobs, Joanne Landon

MINUTES: The minutes were read with no discussion and were approved as written.

FINANCIALS: After review by Board members, Vicki pointed out that the CBB operating account had a balance of \$6,218.42 as of August. On page seven, the balance of the accounts listed are reserve accounts.

The total operating expenses were \$3,652.98 (re: pg 8). Vicki transferred \$3,500.01 to pay for upcoming invoices for painting, tree trimming, and concrete repair. She noted that we are a "little ahead" for the year. Water and sewer are billed at the end of the month so that is why they reflect zero dollars at this time.

Arlys asked if it were normal to pay bills from a reserve account and noted that in the past a transfer was made from the reserve to the checking account. This made it easy for the Board to see the transaction. Vicki replied that the account is a money market checking account. Discussion followed between Vicki and Arlys about the "ins and outs" of the account. Vicki passed around the GL for a cash account explaining that starting on the 1st of July we had \$20,000 and we paid an asphalt and painting bill which brought the account down to \$10,000. More money was added in July of 2009 bringing the account back up to \$20,000.

Becky explained there are limits to how many checks could be written out of the money market account but that comment got lost in the discussion. For the record, you can write up to six checks on this account and can have six transfers and/or withdrawals per statement cycle.

Checks were passed around for review and signature. Becky signed the bank signature card and Vicki verified that all areas were signed correctly before leaving.

There were no further comments or questions about the financials and therefore they were approved as read.

GROUNDS:

Tree Trimming: This project was scheduled for August 31, 2009 and they finished (we think) on September 3, 2009. Vicki will hold their check until after reviewing their work. Mary requested that Vicki obtain a bid to remove dead branches from all trees before fall. All present agreed there are many dead branches throughout the complex.

The stump that remained after removing a maple to the south of 162 Vance Street was ground down. The elm stump near 163 Vance Street had to be left because apparently to maneuver the machine to get to the stump out, the fence would have to be removed. Paul suggested filling holes in the stump then adding "tree rot" product in the holes which will eventually rot the stump.

Driveways/Sidewalks: Verlyn requested at least one more, if not two more bids. All agreed two additional bids were required. All the seals that were noted are to be replaced. On the initial (and only proposal), three front stoops cost \$690.00 and the sidewalk at 7285 will cost \$689.00.

Lawn Areas (Walkabout Issues): Summit Landscaping said they took care of the seeding at the Dolt's property and the Murphy's around ten days prior to this meeting. Becky asked if anyone has looked at these areas to check on the progress and no one has. Vicki is to ask Tim to trim the trees at Murphy's house because as Mary pointed out the grass isn't going to grow without sunlight.

Verlyn mentioned Summit still has not seeded around the sod at 172 Vance and his wife, Joanne Landon, added that the dead areas in back of 162/172 Vance Street, where gasoline had been allegedly spilled, was replaced with sod but it died within a couple of days. The sod they replaced in the front lawn in June is dying as well. Joanne thinks, as do Verlyn and Becky that Summit should reseed the entire front lawn from where they ruined it beginning in early June while mowing wet grass week after week.

Paul Jacobs added that with the sprinkler system that we have, and the limited amount of time it's on, new sod will not grow. He added that at 7319 W. 2nd Circle, the sprinkler was not on for four months and now it's only activated on Tuesdays and Fridays. Vicki had called Summit to go over to 7319 but received no response as to what they did. That area has historically been a problem and a time clock was replaced there. Vicki is to check on the timing clock. Paul said he thinks we need to spend some money on timers, and heads as he has a lot of brown spots in his front lawn.

Joanne again tried to address the front lawn problem with Verlyn reiterating that Summit was supposed to seed near the sod. Vicki will call Summit first thing tomorrow.

Julia Valdez reported there had been a water break between where Cheri Sutley and Donna Reed live. Summit came out to fix it and threw some sod down, leaving a large puddle of water and then the mower went right over it.

Jim Lancaster suggested not paying two bills: the fertilizing bill prior to mowing; and the weed killer application that occurred about three weeks ago. Incidentally, we still have an increasing problem with crab grass.

Julia said that True Green took only about ten minutes to spray the trees and only traveled down Vance. The bill was \$300 for that 10-minute trip. They did not spray the trees on the interior of the property nor did they go into the cul-de-sac.

Arllys said (via Walt Valdez), that on August 19, 2009 Summit came out to fix a sprinkler. They had to turn the water off and came back later the same day and spent an hour to turn it back on. She suggested we not pay for that hour. Vicki looked at the bill we just paid and we have not been billed at this time for that situation.

Additional Lawn Problems: Vicki surmised (correctly) that the Board would like to hire a new landscaping company for next spring and asked: When to start taking bids; and should Summit remove the snow?

Some on the Board feel that Summit did a better job at snow removal than City Wide although it cost \$42.00 per hour to shovel sidewalks. A discussion followed about who was better. City Wide left

thick ice on the driveways and Summit did not. Summit tore up the lawns and City Wide was more careful with that. Most of this discussion I couldn't hear with everyone talking at once. Vicki has the list of proposals from the last time the Board hired a landscaping company, and we were encouraged to find some on our own. Surprisingly, Summit came highly recommended and Lutheran Hospital is one of their satisfied customers.

Plumbing Problems: The roots in the line at 272 Vance Street (and their neighbor), were removed and cleaning is to be scheduled for two times per year.

Verlyn had asked for three bids to get a root kill chemical that can be placed in the drain by all homeowners. He hasn't gotten any information back to date but will share when he does. The Association could provide chemical use for once a month for the first three months and then use it every six months after that. This is a non-caustic, eco-friendly, bio-degradable chemical that should save money as a preventable measure.

BUILDINGS:

Storm Damage (or not): Arlys said she has never seen a roof inspection where they say the life is five years but there was no hail damage. She suggested getting a second opinion from the insurance claim adjuster. The first opinion was rendered by a roofing company. All agreed and Vicki added this to her growing list of things to do.

Brick Repair Schedule (Re: Old Business): Vicki asked the Board if the brick damage was severe enough to repair now or hold off until next spring. The newest members to the Board had no say as they were not involved in last years' business. Mary indicated the problems were minor and Vicki agreed adding that the cracks weren't causing any structural damage. It was decided to hold off on this project until spring. As a reminder, the company that was hired to do the work is quite small and the owner is having health problems as noted in last month's minutes.

Painting: The painting started after several rescheduled dates due to uncooperative weather. Vicki asked the painters with *Ireland's Finest* to look at all of the buildings for any necessary touch-up due to storm damage. There is one garage door that had a small dent that will be painted. At 233 Vance Street, the siding damage was replaced prior to painting. There are other areas reported with rotting siding per the painters. The painters are also looking at some decks to see if there is damage. Arlys said she had carpet damage on her front deck only but Vicki said it won't be covered by insurance because it's not enough to file a claim. In addition, the carpet is the homeowner's responsibility and the structure is the Association's responsibility.

Julia Valdez brought up the fact that at Millie Carroll's house, water seeps in at the bottom, so she asked the painters if they were going to fix it. When Julia's house was painted by Columbine, they put a board all the way around the foundation and on top of the garage where the eaves meet. Julia asked if it would be feasible to have this done. Vicki replied that no one had reported any leakage problems and Julia agreed that Christina (143 Vance Street), had leaking but never reported it. Others in attendance had similar issues from sprinkler use, rain, etc. The bottom line is that Vicki will address the drainage issue with a maintenance person first and then will contact an engineer if needed. She will also call the painting company to make sure all touch-up is completed on any storm-damaged buildings.

OTHER BUSINESS:

Directory: Vicki suggested making the Homeowner Directory bound with one-half pages but we wanted a none-page list that can easily be updated. She is to provide Becky with a list homeowners and addresses. Verlyn offered to make copies and walk around to deliver them.

Business in Residence: Through her realtor, a potential buyer for 7309 W. 2nd Circle had inquired if she could operate a nail business in the residence for a "few older clients." Per the Linvale By-laws, Article XIX – Use and Occupancy Restrictions, Section C states:

No advertising signs (except one of not more than five square feet "For Rent" or "For Sale" sign per parcel), billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on the premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner of any condominium unit or any resident thereof. Further, no business activities of any kind whatever shall be conducted in any building or in any portion of the property.

The discussion that followed had everyone talking at once; therefore I will only report the outcome. One Board member voted to let the new buyer do this; one Board member was absent and didn't vote; and the remaining members, voted no. This included Glenda's vote that was given to Mary earlier in the day.

Vicki will inform the realtor tomorrow, September 4, 2009.

Newspaper Article: Becky passed around an article from the Denver Post about steps to help the dying ash trees the Denver-metro area. The article is attached.

MEETING ADJOURNED: 7:30 p.m.

NEXT MEETING: Thursday, October 1, 2009 at 6:00 p.m.

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