

Saxony Condominium Association  
Board of Directors Meeting Agenda  
February 9, 2009

I. Call to Order

Meeting called to order at 7:04. Present: Marcel Scheel, Page Perey, Phill Ramey, Caren Park, Tyler Griffin, Tina Harcrow, Greg from Greg's Gardening, two residents

II. Establishment of Quorum

III. Approval of Minutes from Previous Meetings

Approved on email.

IV. Review of Monthly Financials

- The treasurer reviewed the January financial report.
- Board approved a motion to move \$48,754.00 from Capital Contributions to the operating account.

V. Homeowner's Forum

- No comments.

VI. Updates

A. *Landscaping meeting*

- Board reviewed a proposal from Greg's:
- pruning of trees, aeration and thatching of grass, removal of maple in front of Cabana, flowers throughout property for spring winter and fall, one additional pruning of bushes throughout property per season.
- Total amount for landscaping is within the existing budget.
- Board motioned to approve the proposal minus the planter box.

B. Recycling pick-up

- Second pick up per week at no extra cost.

C. *Ramses parking – will be taking a spot from other owner*

- Still awaiting documentation.

*D. G&D Items*

- Board president updated board on G&D activities over the last month.

*E. Signature cards*

- All received.

*F. Access to fire panel room by Ace Fire –A board member will meet rep and let him in to do the work.*

VII. Ongoing Projects

*A. Comcast agreement*

- Two board members participated with our SUHCRO representative in a conference call with John Coe on a conference call regarding the Comcast easement.
- Board motioned to move forward with negotiating a license with Comcast.

*B. Rental cap agreement*

All board members will review the draft one last time and forward questions to the board president.

*C. Snow related services and preparation*

- A plowing services proposal was reviewed and rejected by the board.
- Board approved the purchase of 7 buckets (one for each multifamily building), 250 pounds of ice melt, and 10 scoops.

VIII. New Business

*A. Recording of parking assignments*

- Board will consult G&D regarding guidance on how to proceed with getting Wysong to record the parking and storage units.

*B. Insurance policy quotes*

- Board reviewed bids from several companies (BRG and Farmer's). Full replaceable value must be maintained according to our declarations.
- Expecting one more proposal.
- Board motioned to table a decision until the last proposal received and all board members able to review all proposals.
- Decision must be made by March 15<sup>th</sup> the expiration date of the current policy.

- Must require written guarantee from insurance company that the policy meets all the HOA's declarations.

C. *Service proposals: dryer vent cleaning, Bird Busters, Maintco*

- Maintco bid approved.
- Dryer vent cleaning and Bird Busters bids postponed.

D. *Board communications*

- Include precise subject description in subject line
- Implement an online forum
- Board motioned to approve Marcel to advise lawyers to proceed with their recommendations to the board unless the board members respond within 24 hours.

IX. Executive Session

X. Adjournment 9:08 PM