

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

Regular Board Meeting October 12, 2000 7pm

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Meeting called to order at 7pm. Board members present were Adkison, Boxer, Bufalini, Fox, Schoen, Stemock, Acting President Porter, and Mr. Bishop. A quorum was present.

The minutes of the Board Meeting of September 14, 2000 were read. Mr. Schoen made a motion to accept the minutes as read, seconded by Ms. Boxer and accepted by unanimous approval.

The minutes of the Special Board Meeting of September 21, 2000 7pm. were read. Ms. Boxer made a motion to accept the minutes as read and corrected, seconded by Ms. Stemock and accepted by unanimous approval.

Acting Presidents Report :

1. Mr. Porter advised that on item # 4, ^{of Mr. Hillman's letter of Sept. 14 2000} the homeowner will make monthly payments of \$ 75 for the next 6 months plus regular Condo payments as per agreement with Mr. Hillman.

2. Mr. Amos has declined to work on resolutions due to lack of sufficient time. Alternatives were discussed and ^{Mr. Porter will} Mr. Porter has agreed to make copies of the minutes and work on the listing of the resolutions at home.

3. Mr. Porter read a letter from Mr. Butler resigning from the Why Not News.

4. Mr. Porter read from a magazine article that : A mixture of orange and lemon peel placed around the unit and then spray vinegar around the perimeter of the foundations will help repel cats from crawling under units.

Treasurers Report :

Mr. Thienes explained the Budget report explaining there are excesses in some items and if we stay within our budget through the end of the year we should have a balance of approximately \$ 10,000 at the end of the year.

He updated the Board on ongoing work by the Budget Committee and the fact the auditor will be working in the next week with the Committee.

He answered questions on how decisions were made for the figures presented in the budget.

Managers Report :

1. Mr. Bishop explained how the eviction process will be handled.

2. What will be done about water puddles collecting in the streets.

3. Announced he will be conducting a Landlords Workshop on October 18 at 10am, targeted at homeowners who rent one or more units and welcomed all to attend. Landlords are requested to RSVP by October 16 so he can prepare a handout packet for each landlord in attendance. He outlined the purpose.

4. Requested that property owners clear adjoining easements to make access by maintenance for meter reading and utility repairs. He advised that letters will be sent to owners whose easements are not passable.

5. He requested that hedges or shrubs or fences ^{on street corners} be adjusted so that they are not in excess of the 3 foot requirement to make the visibility more clear for drivers.

6. Repeated a request that yard waste be bagged in order to be picked up by maintenance.

7. Stated the termite treatment on the Gate House has been completed and the next step in the process will soon be evaluated during a meeting with Mr. Adkison and the staff.

Committee Reports :

Activities Committee : Vandalism in the Rec. Hall was discussed. A request was made to help control the vandalism. A discussion on the pros and cons of locking the Rec. Hall followed. Observers of any occurrences were urged to report any incidents. The conclusion was that Mr. Bishop is working on punishing the vandals.

Security/Gate Committee : Mr. Bufalini read Ms. Weed report. It consisted of bids submitted. He explained that they were considering many types of systems and when all bids are received, their recommendations will be submitted to the Board. He stated work is progressing on their evaluation. A check is being done to locate marijuana plants being grown.

Violations Committee : Ms. Lucas reported on new violations and corrected violations observed by the Committee.

Hearing/Fining Committee : Mr. Caldwell reported on decisions made by the committee.

New Business

1. Unit Numbers - A 14 day notice letter has been sent out to unit owners advising the requirement of house numbering. The resolution was read by Mr. Porter including requirements of the numbers and placement of them.

Mr. Porter advised that the Condo office has a supply of numbers on hand for sale. Persons in non-compliance by the prescribed date will be subject to the fining/hearing procedure of the Association. Mr. Bufalini made the motion to accept the resolution for house numbering as presented ^{to be implemented as} by January 01, 2001. Add to number 8 - Any unit not in compliance with this resolution on the above date will then be subject to the violation and fining procedure of the Association. Motion seconded by Ms. Stemock. A roll call vote was held with acceptance by unanimous decision.

2. Mr. Porter advised that on the report of the inspection held on September 21, 2000, it was reported we needed new Water Treatment/Gas scales.

Mr. Bishop stated the requirements and what is being done to purchase needed supplies. The scale must be in place or an order placed by the next inspection. Mr. Porter and Mr. Bishop described the process of the use of the scales in the water treatment.

Mr. Adkison made a motion that we comply with the Department of Environmental Protection and Water Treatment of Public Supplies and purchase the scales as outlined by Mr. Bishop, seconded by Ms. Boxer, accepted by unanimous approval.

3. Replacement of the A/C Unit for the Rec. Hall. Mr. Bishop explained the bid offered by KBPS Maintenance Service and the pros and cons of 5 year or 10 year warranty as outlined in the quotation/proposal. The equipment, installation and warranty were discussed. A motion was made by Mr. Adkison to accept the number 2 proposal with the 10 year warranty as presented in the KB's proposal for \$ 950, seconded by Ms. Fox, accepted by unanimous approval.

Mr. Bishop left the meeting at this point.

A copy of the Managers Contract signed on the 27 day of March was reviewed by Mr. Porter. Item C, page 5 specifies the Managers Salary be reviewed in 6 months time. Ms. Boxer made a motion to discuss the Managers Salary Revue, seconded by Ms. Stemock. A discussion with advice given by Mr. Thienes, and percentage amounts was held. A motion was made by Ms. Stemock to increase the Manager salary to \$ 41,600, ^{per annum} seconded by Mr. Bufalini, passed by a majority roll call vote.

A motion to adjourn was made by Ms. Stemock, seconded by Ms. Fox. Meeting adjourned at 9pm.

*Bufalini
accept
2nd by Mr. Schoen
as corrected*

Respectfully Submitted

Mary Lou Weaver

Mary Lou Weaver, Secretary

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