

WESTERLIES COUNCIL OF CO-OWNERS
Minutes of Board Meeting

June 18, 2012

Call to Order

President Chuck Walley called the regular meeting of the Board of Governors to order in the Safeway Grocery Store at 7:00 p.m.

Board members present:

Chuck Walley, President
Chris Rossillo, Vice-President
John Sterling, Treasurer
Patrick Crawford, Secretary
Nancy Ploss, Member at Large

Service providers present: Camellia Fries, Portfolio Manager from GHA Community Management

Approval of Agenda

A motion was made by John Sterling to approve the meeting agenda as presented. The motion was seconded and passed unanimously by the Board.

Owners and Residents Forum:

1675 Objects to flyer distributed in her courtyard concerning Safeway carts. Also mentioned mold remediation work INSIDE her unit---part of new business

1654 Wanted to know if maintenance crew cleans under her deck---told it was owner's responsibility
Also wanted copy of master insurance policy

1800 Ms. Depaz Copy of Master Insurance policy

1806 Ms. Depaz Wild plants and weeds in front of unit full of animal waste and infested with
mosquitos

Management and Committee Reports

GHA

Camellia provided a listing of current contractors for the Board's review.

Camellia was asked about the status of management report improvements: report results of property walkthrough inspections; summary of service contracts; and planning calendar of key events and required actions. These will be included in the next report.

Camellia reported on the status of several projects. A walkthrough with SRG was requested to address remaining concerns identified during a recent property inspection by the Board.

Following a discussion of issues identified during the May 16, 2012 property walkthrough, the board requested Camellia to:

- Contact the roofing company to address identified downspout problems
- Provide copies of the contract, change orders and invoices for the roofing work:
- Contact American Restoration to address identified exterior restoration work;
- Provide copies of the American Restoration contract and change orders as previously requested.
- **SRG final bill** Caulking done? Brickwork unsightly. 1666---hole under deck
1632 right side downspout dumps right next to unit; 1717 also example

Condemned unit 1819 Notice for hearing to be issued by 6/22/12 by GHA to have owner appear at July meeting. Chuck contacted Rees Broome to see what steps we can take to get unit uncondemned. A hearing notice will be sent to the owner of a property deemed uninhabitable. Fines will be imposed until the unit is habitable

Financial Committee

- 2370 tax refund from 2010---when will it be credited
- Insurance claim on 1662 ok'd by insurance company
- Snow removal last payment made



Westerlies
Water-Sewer Usage



Westerlies Financial
Summary 2012-06.do

Grounds Committee

Nancy---fungus around property----powdery mildew
Remove and bag affected growth to improve air circulation
Hedge near McGarrity and Anderson Talk to Todd (Nancy)

Cable issue---Nancy to check cable policy **NB**
Verizon to be contacted about work going forward

Communication Committee

Ideas about newsletter and other means of communicating with tenants
Inspection checklist for courtyard reps for tenants and maintenance issues

Water Infiltration

Inside work for (3) units---Pat Crawford NB

Old Business:

- Condition of grounds---review most recent walk through
- Status of water infiltration work

New Business:

- Review parking policy
- Review procedure for using new mold remediation contractors
- Swimming pool issues Phone line, plumbing (garbage disposal issue?), hot water heater
- Audit letter for 2012 Engagement letter needed from Gold Klang; signed representation letter. Entrance conference requested by Chris R.