



Meeting of Townhome Members
September 17, 2012

The meeting was called to order at 6:12 pm

The following members were in attendance: Kathy Chisholm, Jennifer Ladieu, Sam Murray, Tom Ruetenik, Rob Weeks & Jennifer McAtamney

The first order of business was to review the reserve budget and look at monthly breakdown of where dues to establish a baseline for the discussion. As we can see everything is accounted for and we have really honed the monthly operational expenses as much as possible. The best opportunities for saving is in the reserve budget. The next big line item is painting and sealing the parking lot. The owner determined they could do the sealing but could farm out the striping and to wait until next year. Painting was another big area of discussion. Building One was scheduled to be painted this year but due to the work done last time it is not really needing it at this time and the group agreed this could be put off at least one year if not two. They also considered using the owners to paint the buildings but after a considerable discussion they decided to hire someone for this and put it out to bid at the time we need it.

The next discussion was regarding the roof. Both Mathew and Rob have experienced leaks. Mathew had a roofer put in some flashing last year (not fully waterproofing the area) and that has prevented the issue.

Jennifer and Rob and Sam met with Justin from the Roofing Company and Jennifer met with Richard Karbowski as well. A bid was received from TRC and they recommended reroofing both buildings. This was not due to the condition of the roof but instead because of the labor intensive job of removing the roofing and siding, and try to replace and match the remaining roof during the repair. The current reserves do not support re-roofing the buildings.

The group decided unanimously to have Sam contact Solomon to do the same repair for Rob. We also indicated that Mathew should give us his bill so he is reimbursed for the work done on his roof last summer.

From there our discussion moved to the possibility of lowering dues. After an extensive discussion it was proposed to lower dues for the town homes to \$175 a month. This would come directly from the reserve line item, which decreases reserves for 2012 by ~1800. A motion was made by Sam, seconded by Rob and the group voted 6-0 to lower the townhome dues to \$175 effective January 1, 2013.

We also discussed other suggestions for project.

Ideas included: An additional shed, or other storage solution. Is there something off the dumpster as possible. Can we look at the possibility of the putting a lock on the door to prevent trash poaching. – Jennifer will contact Waste mgmt to see what we can do about this. Mathew has a combo lock that he is happy to install and will then bill Jennifer if we can make this happen.

One final item Jennifer mentioned we were going out to bid with for trash and recycling and asked the owners about how they all feel about recycling for the townhomes?

There was a brief discussion on this and they indicated that if they do not want to see a big increase in expenses for it and are interested in looking into this.

The meeting was adjourn at 7:05 pm so everyone could go home and watch the Bronco's game!

