

**Majestic Condo Association**  
**Tuesday April 3, 2013 @ 10am**  
**Peak Property Management ~ 318 Elk Avenue**

- I. Call to Order - 10:07AM
- II. Proof of Notice - Yes
- III. Roll Call – Skye Houseman, Vic Shepard, Read Hunker (by phone), Peter Cook (Leonard Proxy) , Doug D’Appuzzo (by phone, Aufderheid Proxy) David Dlugasch, Kat Hassebroek & Joan West (Peak Property Mgmt.) Ben Somrak, Ron Alex, Kathy Joyce not in attendance
- IV. Approval of HOA meeting Minutes 2012 – 1<sup>st</sup> – Skye, 2<sup>nd</sup> Read – 2012 Minutes Approved
- V. Manager’s Report
  1. Exterior lights were great investment, none burned out last year
  2. Cleaning dryer vents was addressed, Peter 1<sup>st</sup> motion to approve cleaning vents, Skye 2<sup>nd</sup> – all approved.
  3. Kept budget for 2013, increased budget by \$500. We are accumulating a nice reserve.
  4. Some repairs needed – parking lot, S & W side of building needs window repairs and painting, Rocking Horse parking lot needs filling/repairing, the new light bulbs all still working with no replacements needed, and under budget with the electric bill. Heat tape needs to be installed on West side of building. Read voiced concerns over the melting/leaking issues.
  5. Question from Read – did roofers install heat tape? No, that was a separate cost, but Peak is having all drains heat taped. Pinnacle and ORE - mitigated the mold and moisture between Acme and Residential units above the used foam to fix the problem.
  6. Peak welcomes Skye and Peter, new additions to Majestic – also Ben Somrak. Congrats to Mark & Ali on their son’s birth. Best wishes and thoughts to Kathy Joyce and Tony.
- VI. BOD Reports - Insurance quotes.
- VII. Financial Reports –
  1. 2012 Actuals under budget due to lack of snow, primarily.
  2. Joan West put more funds into the capital reserve.
  3. 2013 Budget almost in line with 2012. \$500 more in expenses in 2013 budget.

4. Vic motioned to approve. Skye 2<sup>nd</sup> to approve 2013 budget. All approved.

VIII. Old Business

1. Parking lot – Trying to find alternative to Seal Co. who is very expensive. Joan West will supply name of alternative and **Peak would look into it**. No re-painting necessary this year. We need to patch holes and repairing lot.

IX. New Business

1. Painting- south and west windows and doors. Faded paint, some repairs needed to windows and sills. Estimate around \$1100, within maint. Budget.
2. Shoveling requested by Skye sooner in the day.
3. Concrete patching outside Acme, Le Bosquet, Re-pitch outside Le Bosquet to drain water and melt off away from building.
4. Vic asked about shoveling roof on top of Acme. Flat roofs must be shoveled 100” or more. Doug – weight issue on the membrane/roofing material. More weight on the roof is more likelihood for failure on membrane, melting snow turning to ice. The correct maintenance of the roof is part of the warranty requirements.
5. Skye – voiced concern about tenants in neighboring office spaces. The offices should be contacted to make sure everything is up to code as far as build out and wiring in office spaces. Strand, Ben Somrak, Norm’s Space (dog grooming).

X. Election of Board of Directors

1. Doug President through 2014
2. Read Vice President through 2014
3. Leonard Treasurer through 2014

XI. Establish Date for next meeting – April 2<sup>nd</sup>, 2014, 10:00am

XII. Adjournment –Skye Motioned , 2<sup>nd</sup> Motion Peter. Meeting Adjourned at 10:48AM.