

Westbrooke Condominium Association dba  
**MEADOW CREEK CONDOMINIUMS**

**MINUTES OF REGULAR BOARD MEETING**  
Community Room, 823 Old Settlers Trail, Hopkins  
Wednesday, February 25, 2009

Meeting called to order at 6:10 P.M. by Sandy Miller, President.

**ATTENDING:** Scott Cutsforth, Anne Denelsbeck, Sandy Miller, Cecelia Timm, Enrique Torrano, John Ward, Veronica Virtue

**ABSENT:** Doug Harbrecht, Pat Olsen

**STAFF:** Doug Strandness, Mona Lewis, and Patty Tomaino (DSI)

**GUESTS:** Vanessa Leak (708-6), Bill Arthur (804-1), Heidi Newstrom (808-8), Todd Bacon (930-1), Dan Feldman (1011-7)

**AGENDA**

The agenda was approved as delivered.

**MINUTES**

The minutes for the organizational Board meeting (December 6, 2008) were approved as submitted. The minutes for the 2008 annual meeting, held on December 6, 2008, were approved for submission to the Association members at the 2009 annual meeting to be held on December 5, 2009.

**DECISIONS**

1. **RATIFIED** the maintenance charges assessed to 812-7, 821-2, 924-5, 950-8, 1013-8, 1021-2, and 1021-6.

Motion: Scott Cutsforth. Second: John Ward. Unanimous.

2. **RATIFIED** the foreclosure of the Association's lien on 817-1 for non-payment of dues, and **APPROVED** the foreclosure of the Association's lien on 924-7 if the owner does not bring his account with the Association current before March 11, 2009 and/or the mortgage lender for the unit does not approve a short sale, **APPROVED** the Assessment Lien Foreclosure Resolutions, the Powers of Attorney to Foreclose Lien, and the Notices of Lien, as such may be prepared by Thomsen & Nybeck, the Association's legal counsel, and **AUTHORIZED** Doug Strandness as Collections Officer to sign any and all documents necessary for proceeding with the foreclosures.

Motion: Scott Cutsforth. Second: Enrique Torrano. Unanimous.

**NOTES AND ANNOUNCEMENTS**

1. The following concern was raised by a member attending the meeting: There are problems with drainage in Lot 4, and the owner of Garage 24 complained of water collecting in the garage and causing her significant problems. Doug Strandness stated that drainage improvements were planned for Lot 4 and that the work was expected to be completed in June or July.
2. The sale of 803-6, the standard one-bedroom unit with a garage that is owned by the Association, was discussed. The Board discussed renting the unit out in June if it is not sold by the end of May. The garage is rented out. Action was tabled until the

March Board meeting.

3. Doug Strandness was asked about the status of adding a Rentals page to the Association website. The suggestion was made that a simplified Rentals page be added for now and that the upgrade to a more user-friendly Rentals page be deferred for now. Doug stated that a simplified Rentals page could probably be added by the March Board meeting.
4. Under the Maintenance Report, the Board discussed the addition of “rain gardens” to the Meadow Creek grounds as part of the solution to drainage problems. The Board expressed support for the purchase of a parking lot sweeper with the possibility of sharing it with Valley Park Condos and Westbrooke Patio Homes.
5. In closed session, the Board discussed issues with individual units.

**ADJOURNMENT**

Meeting adjourned at 8:00 P.M.

Minutes prepared and submitted by Doug Strandness.

---

Scott Cutsforth, Secretary

---

Date