

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF REGULAR BOARD MEETING

Community Room, 823 Old Settlers Trail, Hopkins
Wednesday, March 25, 2009

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

ATTENDING: Scott Cutsforth, Anne Denelsbeck, Doug Harbrecht, Sandy Miller, Cecelia Timm, John Ward, Veronica Virtue

ABSENT: Enrique Torrano, Pat Olsen

STAFF: Doug Strandness and Mona Lewis (DSI)

GUESTS: Charlie Pirkl (704-1), Bill Arthur (804-1), Kathy Brazil (811-1), Todd Bacon (930-1), Linda Lindsay (944-7)

AGENDA

The agenda was approved as delivered.

MINUTES

The minutes for the last Board meeting (February 25, 2009) were approved as submitted.

DECISIONS

1. **RATIFIED** the final details of the sale of 803-6: (a) the sales price was increased to \$85,500 to allow for the payment of \$3,500 of the buyer's closing costs; (b) the deadline of April 9, 2009, was set for the removal of the buyer's financing contingency; and (c) the closing was set for May 1, 2009.

Motion: Scott Cutsforth. Second: Doug Harbrecht. Unanimous.

2. **AUTHORIZED** Sandy Miller to sign the deed for 803-6 for the closing of the sale, and **AUTHORIZED** Doug Strandness to sign all other closing-related paperwork for 803-6.

Motion: John Ward. Second: Veronica Virtue. Unanimous.

3. **APPROVED** the foreclosure of the Association's liens on 928-2, 952-4, and 1013-2 if the owners do not bring their accounts with the Association current by April 10, 2009, **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: John Ward. Second: Veronica Virtue. Unanimous.

4. **APPROVED** the purchase of a Tennant parking lot sweeper, provided that the price does not exceed \$6,000 and with the understanding that Doug Strandness will try to work out cost sharing agreements with Westbrooke Patio Homes and Valley Park Condos.

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

5. **APPROVED** the filing of a conciliation court claim against 1027-4 for amounts owed the Association.

Motion: Scott Cutsforth. Second: Anne Denelsbeck. Unanimous.

6. **AUTHORIZED** the dismissal of the two-bedroom units from the Association's protest of the taxes paid for 2008.

Motion: John Ward. Second: Doug Harbrecht. Unanimous.

7. **AUTHORIZED** the protest of the property taxes due for 2009 to the extent that Doug Strandness determines that there is a reasonable potential for doing so successfully.

Motion: John Ward. Second: Doug Harbrecht. Unanimous.

8. **APPROVED** up to \$14,000 of replacements and improvements to the Association's cable system as part of the start-up of WPC's cable TV and Internet services.

Motion: John Ward. Second: Doug Harbrecht. Unanimous.

NOTES AND ANNOUNCEMENTS

1. The owner of 704-1 pointed out that with the economic recession, contractor costs were going down to some degree. He urged the Board to take advantage of this.
2. The 2008 audit report was presented by Tim Pass. Mr. Pass reviewed the balance sheet, the income statement, the cash flow statement, and the notes to the report.
3. Doug Strandness reported to the Board on progress with the over-haul of the Association website, on various issues related to trash removal and recycling, on problems with the flat-roofed garage banks and trash buildings north of Old Settlers Trail, on the analysis to be done on the costs for the proposed rehab of the Office Center, on the startup of WPC's cable TV and Internet services, and on possible amendments to the Association's Satellite Dish Policy.
4. The Board asked that management work with residents to keep windows closed during the remainder of the heating system, that a trash container be installed near the bus stop at the west end of the 11th Avenue driveway, and that the old grill behind 1010 be removed and the new one activated.
5. In closed session, the Board discussed issues with individual units.

ADJOURNMENT

Meeting adjourned at 8:15 P.M.

Minutes prepared and submitted by Doug Strandness.

Scott Cutsforth, Secretary

Date