

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF REGULAR BOARD MEETING
Community Room, 823 Old Settlers Trail, Hopkins
Wednesday, August 26, 2009

Meeting called to order at 6:00 P.M. by Sandy Miller, President.

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

ABSENT: Doug Harbrecht

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

GUESTS: Bill Arthur (804-1), Todd Bacon (924-7), Frank Hanrahan (942-4), Dan Feldman (1011-7), Don Bing (1027-1)

AGENDA

The agenda was approved as delivered.

MINUTES

The minutes for the last Board meeting (June 24, 2009) were approved as submitted.

DECISIONS

1. **RATIFIED** the \$200 fine assessed the owner of 1016-8.

Motion: John Ward. Second: Anne Denelsbeck. Unanimous.

2. **APPROVED** the foreclosure of the Association's liens on 807-5 and 1014-7 if the owners do not bring their accounts with the Association current by September 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.

3. **APPROVED** the policy on extermination as proposed by management, subject to review of the final language of the policy at the September Board meeting.

Motion: Veronica Virtue. Second: Anne Denelsbeck. Unanimous.

4. With regard to 938-4, **CONFIRMED** the Board's approval of a 90-day loan from Western Bank to cover the amount of the pay-off of first mortgage on the unit, formally **APPROVED** the amount of the loan to be \$35,000, and **AUTHORIZED** any of the Board officers to sign the loan paperwork: Sandra Miller, President; Doug Harbrecht, Vice President; Enrique Torrano, Treasurer; and Scott Cutsforth, Secretary.

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

5. **APPROVED** the \$47,553 of asphalt work proposed by management for Lots 6, 7 and 8.

Motion: John Ward. Second: Pat Olsen. Unanimous.

6. **APPROVED** the installation of a trash container by the 11th Avenue bus stop, which is similar to the trash containers used in the 50th and France retail area.

Motion: John Ward. Second: Anne Denelsbeck. Unanimous.

NOTES AND ANNOUNCEMENTS

1. The owner of 1027-1 raised the following issues: (a) there were two MeadowVision cables running across the front steps of 1027, (b) Lot 6 needs a speed bump, and the 10 mph speed limit sign needs to be reinstalled, (c) the front door needs to be replaced, and (d) there was metallic squeaking sounds in his ceiling when the resident of 1027-5 moved around in their unit. Doug Strandness agreed to work with the owner to address the issues with the owner.
2. With regard to the Sales and Rentals report, Doug Strandness reported on the results of the open houses held to date and on the follow-up that was being done with interested buyers. Doug also reported on his discussions with City staff about the needs of Meadow Creek and the Westbrooke neighborhood, and about the Opus LRT station. Doug also stated that any further work on the Rentals page of the website will wait until after the planned mailing goes out to the investor owners, and there is investor owner feed back on the Rentals page as it is set up now.
3. With regard to the Maintenance report, the Board discussed the Association's turf management. The lawn will be cut higher; a new variety of drought-resistant blue grass will be investigated; and the non-mechanical approach to aeration will be tried on a trial basis. Doug Strandness will investigate limiting water from reaching Lot 4 from the west by installing a series of rain gardens, and rehabbing the original garages in Lot 4 as the solution for the water problems that those garages experience. Re-doing the catch basins in the northeast and southeast corners of Lot 4 will be undertaken as 2010 projects. The Board reviewed the proposed designs for rain gardens east of the pool complex and southeast of 816 and agreed to the designs. Doug will not get bids for completing construction of the two rain gardens this fall. Doug discussed with the Board moving up the rehab of the Community Room or the construction of a new Community Building on the tennis courts site. At the September Board meeting, Doug will present an analysis of the cost differences and of the pros and cons of rehabbing the current Community Room versus building a new Community Building.
4. With regard to the Management report, the Board discussed the options for updating and amending the **Satellite Dish Policy**. Based on that discussion, Doug Strandness will present a draft of an amended **Policy** at the September Board meeting. The Board discussed the issue of unit patio plantings that are not properly maintained. Management will try to find someone who individual owners can hire to maintain their patio plantings.
5. In closed session, the Board discussed issues with individual units, possible legal action related to the trash building fire June 7th, the status of the Fair Housing complaint by Community Involvement Programs, the use of surveillance cameras,

and reinforcing Meadow Creek's appeal based on its current demographics.

ADJOURNMENT

Meeting adjourned at 9:15 P.M.

Minutes prepared and submitted by Doug Strandness.



Scott Cutsforth, Secretary

Date

10/28/09