

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF REGULAR BOARD MEETING
Community Room, 823 Old Settlers Trail, Hopkins
Wednesday, February 24, 2010

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

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

ABSENT: None

STAFF: Doug Strandness, Mona Lewis, and Peggy Hage (DSI)

GUESTS: Phil Undestad (805-3), Gary Amundson (942-2) with Mia Nash as his representative (renter in 934-1), Eva Ellis (813-8), Heidi Newstrom (808-8), Todd Bacon (924-7), Marilyn Murphy (825-8), Bill Arthur (804-1), Joanna Lowinger (825-3), Almin Ramic (930-4), Pat Krueger (926-7), Vanessa Leak (708-6), Frank Hanrahan (942-4), Kevin Cleare (812-4)

AGENDA

The agenda was approved as delivered.

MINUTES

The minutes for the organizational Board meeting (December 5, 2009) were approved as submitted. The minutes for the regular Board meetings (September 30 and October 28, 2009) were also approved as submitted. The minutes for the 2009 annual meeting, held on December 5, 2009, were approved for submission to the Association members at the 2010 annual meeting with two corrections: under Elections for the Board of Directors, Todd Bacon will be identified as being both a resident owner and an investor owner, and in the second sentence of that same paragraph, the repetition of the words "were represented" will be removed.

DECISIONS

1. **RATIFIED** the maintenance charges assessed to 708-4 (fine for \$1,000), 816-7 (maintenance charge for \$120), and a former renter of 1010-4 (fine of \$1,000).

Motion: John Ward. Second: Enrique Torrano. Unanimous, except for abstention by Scott Cutsforth.

2. **APPROVED** the foreclosure of the Association's liens on 817-1, 930-8, 932-3, 940-2 and 1013-7 for non-payment of dues if the owners do not bring their accounts with the Association current before March 11, 2010, **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: Doug Harbrecht. Second: Cecelia Timm. Unanimous.

3. **RATIFIED** the fines levied on the owner of 942-2, and **REFUSED** the payment plan

proposed by the owner of 942-2.

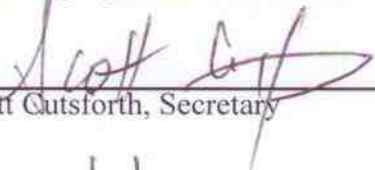
Motion: Anne Denelsbeck. Second: Veronica Virtue. Unanimous, except for abstention by Scott Cutsforth.

NOTES AND ANNOUNCEMENTS

1. The following concerns were raised by members attending the meeting:
 - The owner of 813-8 asked about the 2010 group purchase program for window sash. Discussion of the proposed program was deferred to later in the meeting.
 - The owner of 924-7 and 930-1 asked that his resume, which was submitted for the 2009 Board election, be removed from the Meadow Creek website. Doug Strandness agreed to have it removed right away.
 - The owner of 805-3 asked when the MeadowVision cables laid during the winter would be buried. Doug Strandness said that he would work with WPC to see that it was done by May 15th.
 - The owner of 930-4 expressed concerns about the behavior of the renter in 930-3 and of the renter's guests. Doug Strandness stated that the owner of the unit had agreed to move the renter out.
 - The owners of 825-3 and 825-8 complained about other residents of 825 smoking right in front of the building when people are coming and going from the building and about the smokers leaving cigarette butts in front of and behind the building. Doug Strandness committed to working with them to address the situation.
2. Doug Strandness reported on the pending closing of the sale of 938-4, the standard two-bedroom owned by the Association.
3. Doug Strandness reported on issues with the snow plowing by Miller Maintenance. Doug stated that Miller was improving their performance. Doug also reviewed the issues involved with ice dams on the building roofs and with icicles hanging from the gutters.
4. Doug Strandness updated the Board on the proposed 2010 group purchasing program. The Board decided that they did not want to have a sample sash unit installed because the sash unit would not allow the continued use of the existing storm windows. Doug stated that he would have a final set of recommendations for the program at the April Board meeting. The new steel door at 1010 was discussed. Concerns were raised about the quality of the installation work, which Doug said he would follow up on, and on the white grids, which Doug said he would work on having replaced with green grids.
5. Doug Strandness reported to the Board on the new EPA regulations that were to become effective April 22nd. Under the new regulations, all buildings constructed before 1978 will be considered to have lead paint, and elaborate procedures will be required for any maintenance or renovation work. Doug said that he would research the cost of having Meadow Creek inspected and certified to be free of lead paint. Doug also reported that Meadow Creek's eligibility for FHA mortgage insurance will end December 7, 2010. Doug said that he would work on re-qualifying Meadow Creek, given that almost half of Meadow Creek's 2008 and 2009 sales were to buyers who used FHA financing. The Board also discussed the tax protests for 2008 and 2009, and Doug said that he would work on the feasibility of a tax protest for 2010.

6. In closed session, the Board discussed issues with individual units.

Minutes prepared and submitted by Doug Strandness.



Scott Cutsforth, Secretary

3/31/10
Date