

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF REGULAR BOARD MEETING
Community Room, 823 Old Settlers Trail, Hopkins
Wednesday, September 30, 2009

Meeting called to order at 6:05 P.M. by Sandy Miller, President.

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

ABSENT: Scott Cutsforth

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

GUESTS: Vanessa Leak (708-6), Bill Arthur (804-1), Robert Reutiman (804-4), Bill Reutiman, Todd Bacon (924-7), Dianne Andring (938-1), Snezana Halilovic (948-2)

AGENDA

The agenda was approved as delivered.

MINUTES

The minutes for the last Board meeting (August 26, 2009) were approved with the following correction: the word "not" was removed from the sentence "Doug will not get bids for completing construction of the two rain gardens this fall." This sentence was under Paragraph 3 of **NOTES AND ANNOUNCEMENTS**.

DECISIONS

1. **RATIFIED** the fine of \$1,000 on the owner of 804-4 for keeping two unregistered cats. The owner was given the choice of paying the fine or permanently removing the cats from his unit and from Meadow Creek. The Board authorized management to enter into a payment plan with the owner, if the owner agreed to pay the fine.

Motion: Cecelia Timm. Second: Anne Denelsbeck. Unanimous.

2. **APPROVED** the foreclosure of the Association's liens on 924-1, 942-2 and 952-5 if the owners do not bring their accounts with the Association current by October 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: Cecelia Timm. Second: Enrique Torrano. Unanimous.

3. **RATIFIED** the fines imposed on the owners of 952-5 and 1029-5.

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

4. **APPROVED** the amended **Extermination of Pests** policy as drafted.

Motion: Veronica Virtue. Second: Pat Olsen. Unanimous.

5. **APPROVED** the amended policy governing the installation of satellite dishes, subject to clarification of Section 9. Removal of Satellite Dishes by the Association.

Motion: Cecelia Timm. Second: Doug Harbrecht. Unanimous, except that Enrique Torrano abstained.

NOTES AND ANNOUNCEMENTS

1. The following issues were raised under Member Concerns:
 - a. The owner of 804-4 asked that the Board not require the payment of \$1,000 in order for him to keep his two unregistered cats. The Board voted to ratify the fine.
 - b. The owner of 948-2 outlined her concerns about the water leaks that had occurred in her unit. She agreed that the source of the water leaks was not clear and that management had been working with her and her husband to resolve the issue. Doug Strandness reviewed the steps that management was taking to address the problem. The Board, after discussion, agreed with management's approach to the situation.
 - c. The owners of 708-6 and 950-3 raised issues about unburied MeadowVision cables. Doug Strandness reported that WPC and the Association were working to bury the cables, and that all of the cables would be buried by winter.
 - d. The owner of 924-7 asked for an update on the property tax protest, which Doug Strandness provided.
 - e. The owner of 938-1 asked the Board to make every effort to minimize any dues increase for 2010.
2. With regard to the Sales and Rentals report, Doug Strandness discussed management's efforts to find a buyer a buyer for 938-4. Doug will report back to the Board the second week of October, and if no buyer has been found, then the unit will be listed with Schatz Realty until November 30th (the expiration date of the Federal tax credit for first-time homebuyers). Doug updated the Board on his discussions with City staff about the needs of Meadow Creek and the Westbrooke neighborhood, and about the Opus LRT station. Doug testified before the Hennepin County commissioners on September 17th regarding access to the Opus LRT station for Meadow Creek residents.
3. With regard to the Maintenance report, the Board agreed to the installation of rain gardens between 814 and 816 and east of the pool plaza. Doug Strandness reviewed the updated strategy for the New Garage Program, and the Board directed Doug to have the annual meeting resolution and the land lease prepared for the Board's review at the October Board meeting. The Board discussed moving up the rehab of the Community Room in the Long-Range Reserve Plan, and the alternatives of rehabbing the current room or building a new building. The Board also discussed the updated cost estimate for the Office Center rehab, which was provided by Doug. Doug discussed the waterproofing work done to the ends and back of Garages 27 – 32. Doug updated the Board on the research being done for the rehab of the parking lots and for the 2010 group purchase program for patio doors and window sash. The Board agreed to Doug's request to install surveillance cameras in Lot 2 before Lot 4 because of the recent vandalism to several cars in Lot 2.
4. With regard to the Management report, the Board discussed the continued acceptance

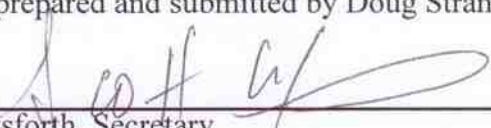
of credit cards without coming to a conclusion.

5. In closed session, the Board discussed issues with individual units and the possibility of surveying members of the Association in order to get feedback on the operations of the Association.

ADJOURNMENT

Meeting adjourned at 9:15 P.M.

Minutes prepared and submitted by Doug Strandness.



Scott Cutsforth, Secretary

Date

02/24/10