

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF REGULAR BOARD MEETING
Community Room, 823 Old Settlers Trail, Hopkins
Wednesday, August 3, 2011

ATTENDING: Anne Denelsbeck, Sandy Miller, Pat Olsen, Koleen Saifa-Bonsu,
Cecelia Timm, Enrique Torrano, Veronica Virtue, John Ward

ABSENT: Doug Harbrecht

STAFF (Omega): Dave Stendal, Ben Fotland, Patty Tomaino

GUESTS:

Meeting called to order by President John Ward at 6:07 pm.

Veronica agreed to take notes for the Minutes and provide them to Doug.

Member Concerns

Business Meeting

APPROVED the Agenda.

Motion: Sandy Miller. Second: Anne Denelsbeck. Passed.

July meeting minutes were not available for approval. Draft minutes were circulated to Board members by e-mail during July. A few minor edits had been suggested. Minutes will be available for approval at the September meeting.

Management Report

July Financials

The Association had \$481,151 in Cash at the end of July.

The Association had Receivables of \$109,053 at the end of July.

Collection actions

No issues requiring Board approval

Enclosures in the Management Report include accounting of all collection actions taken for all member accounts receivable.

Asphalt repair

Frequent rainstorms delayed repair, but finally being completed. Hot oil and rock will be applied late August and sweeping up of excess rock will be scheduled for October,

followed by striping. Expect to re-stripe next spring as snowplowing will remove some rock the first winter after sealcoating.

Tree and shrub pruning

Tree pruning completed except for 5 trees that must be pruned in late fall. Russian olives were also removed. Will remove stumps later this summer. Summer shrub pruning was completed.

Arbor vitae pruning/removal

Arbor vitae planted near front doors should be removed. They are encroaching on sidewalks and the variety planted grows too large for a location near a building. Omega will look into pruning and/or removal of arbor vitae at certain entrances. Possible project for 2012.

Japanese beetles and box elder bugs

APPROVED spraying approximately 110 trees for insects for the quoted price of \$2,899.00 (see Board packet).

Motion: Sandy Miller. Second: Pat Olsen. Passed.

Utility vehicle

APPROVED purchase of John Deere X728 utility tractor 4x4 with cab, rotary brush, plow, and snowblower for \$21,632 total from Weekend Freedom, plus a trailer to be identified for up to \$600.00.

Motion made, seconded, and passed.

Window replacement options

Quite a bit of information was supplied in the Board packet. Continuing to evaluate options.

Irrigation

Discussed developing a well on the property to support installation of an irrigation system over a period of several years. This is being brought up now because the City may decide not to allow wells for irrigation in the future, as they get revenue from use of city water, so there is some benefit to moving quickly if we wish to pursue this. The Board did not agree that an irrigation system is a necessary expense and tabled the issue.

Elimination of fee for water shutoff

Current policy includes a \$40 fee to owners to shut off water to the building. This was intended to reduce inconvenience to other owners in the building for work initiated by an owner. However, if work is being done under direction of the Association, there should be no fee to the owner.

APPROVED to eliminate the water shutoff fee entirely.

Motion: John Ward. Second: Cecelia Timm. Passed

Comcast check received - \$120,600.

Trash building doors

Options for doors on the dumpsters were discussed. Omega will get bids and Dave suggested installing a prototype before committing to doing all 13 buildings.

Removal of bollards and rock beds in lots 2 and 5.

APPROVED to remove the bollards and fill in the rock beds with asphalt in lots 2 and 5, cost not to exceed \$3,000.00.
Motion made, seconded, and passed.

Trash building re-roofing

Discussed need due to leaking.

Front door replacement

Discussed replacing on a “worst first” basis. Five doors were identified as first priority for replacement. Plan to replace with single door and window style, compatible with security entry system in future.

Meeting adjourned 10:10 pm

Respectfully submitted,



Doug Harbrecht, Secretary