

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 16, 2006

BOARD

Bob Infantino- Vice President

Mike Fuess-Director

Dahl Rask-Director

Tanya Dragan Voyevidka-Secretary-Treasurer

MANAGEMENT

Christopher Stapleton

Claire Harry

GUESTS

List on File

CALL TO ORDER/ROLL CALL

Vice President Bob Infantino called the meeting to order at 6:05 p.m. With four out of the five Board members present, a quorum was established.

MEMBERSHIP OPEN FORUM

The homeowners present did not wish to address the Board.

APPROVAL OF MINUTES

Mike Fuess made a motion to approve the minutes as presented. Tanya Dragan Voyevidka seconded. The motion carried with all in favor.

ACCEPTANCE OF FINANCIALS

There was some discussion over Tanya Dragan Voyevidka's report on the financials. The Board asked the Management Company to have the \$17,109.00 which is the down payment for the new ADT system, taken out of the contingency fund account and not out of the reserve account. Tanya Dragan-Voyevidka would like to see more description of items purchased on the financial report. *Tanya Dragan-Voyevidka made a motion to accept the financials as presented. Dahl Rask seconded. The motion carried with all in favor.*

The banks statements were in the Board packets for review.

DELINQUENCY REPORT

The delinquency report was reviewed and discussed. The management company informed the Board how the collection process works and that when an account gets to the lien and intent to foreclose stage, the Board must motion to go ahead with the process and a board member needs to sign the form(s) in front of a notary.

OLD BUSINESS

Item A. Sundeck: The management company informed the Board of one firm proposal from APEX for a structural engineering report for the deck. The proposal is in the amount of \$9,950.00. The Board was presented with a list of three other structural firms in the area which all declined to bid. Mike Fuess will have more contact information at the next Board meeting. This item was tabled until the next meeting.

Item B. CC&R Changes for Rental Units: The Board discussed limiting the number of rental units in Park Towers. In the Board packets are samples of a survey and wording for restrictions of the number of rentals within an association. This item was tabled until the next meeting for the Board to review the information provided and go over the CC&R's.

Item C. Camera Installation Update: The camera system has been installed. The recorder that was order was defective and a new recorder will be delivered within the week and will be installed.

Item D. Pump Replacement Update: The pump is currently being installed and will be completed by Friday May 19, 2006.

Item E. Light Replacement Update: the lights have been installed in the basement parking area. The Board and the homeowners are very pleased with the results.

NEW BUSINESS

Item A. Structural Sun Deck Repair: This item was discussed in old business.

COMMITTEE REPORTS

A. Compliance Committee: The compliance committee would like the management company to issues unit #1801 a notice to paint the window frames to match the building color of his unit. The Board will give the homeowner 30 days to have the painting completed.

B. Rules & Regulations Committee: There was no report at this time.

C. Conservation Committee: The committee reported that the lights in the basement had been replaced and the lighting in the basement parking garage has improved 100%. The committee reported that they would like to have a budget for the purchase of sample lighting samples for replacing the current light fixtures that would be able to have an energy efficient light bulb. The committee reported there are approximately 190 fixtures that would need to be replaced. ***Bob Infantino made a motion to approve the Conservation Committee to spend up to \$350.00 for samples of light fixtures for the Board to decide on a new style. Dahl seconded. The motion carried with all in favor***

D. Parking Committee: No report at this time.

E. Architectural Committee: No report at this time.

MEMBERSHIP CORRESPONDENCE

There was no correspondence at this time.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:21 p.m.

Respectfully Submitted,

Claire Harry
Recording Secretary

Secretary