

# THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

## A Non-Profit Corporation

### MINUTES OF THE April 26, 2009 BOARD OF DIRECTOR'S MEETING

1. Call to order: Meeting was called to order at 5:05 p.m. with Dorie, Andrea, and Susan Present.
2. Reading and disposal of any BOD meeting minutes: Andrea moved approval of the April 5<sup>th</sup> Minutes; Dorie second. Motion passed.
3. Treasurer's report: Treasurer's reports accepted; placed on file subject to audit.
4. Correspondence: Checks and bills received; received estimate for lawn care; received All Pro Realty Management proposal.
5. Old Business
  - a. Discuss recommendations on budget/special assessment: Those present concur in recommending \$35 per unit monthly increase in dues and stay with the \$1,000 special assessment.
  - b. Review process for May 19<sup>th</sup> Annual Meeting: Brief discussion of things needed for presentation to owners.
  - c. Well Pump update: everything is done and paid for.
  - d. Outstanding assessments: Need to file as to Casinelli; need to release Satori unit that paid in full on closing.
  - e. Website status: Lindsay acquired website.
  - f. Spring Clean Up Day: Picked May 30<sup>th</sup>. SGM to include in letter to owners.
  - g. Review estimates for review of cellar leak at Jan Collver's unit: Tabled; no further info from Lindsay.
  - h. Review estimates for roof repair: Tabled; nothing received.
  - i. Review estimates for asphalt repairs: Tabled; nothing from Lindsay on fill ins.
6. New Business
  - a. Discuss the lack of nominees for Pres/VP/Treasurer/M-a-L: SGM to include in letter to owners.
7. Set next meeting: May 4<sup>th</sup> at 7:15 p.m.
8. Adjourn: Meeting was ended at 5:40 p.m.