

# THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

## A Non-Profit Corporation

### Minutes of the BOARD OF DIRECTOR'S MEETING September 5, 2013

1. Call to order: President called meeting to order at 6:42 p.m.
2. Reading and disposal of prior minutes: Phil moves approval of the Minutes from 8/01/13. Ken second. Carries.
3. Management agent's report:
  - Received 21 delinquent notices for Satori.
  - Maintenance work is almost all done from the summer list.
  - Bees – Eradico complete re-spray for all bees will be above contract -- \$750.00 to do that. We'll wait until next year – Spring.
  - Insurance – went up again to \$8,233 (so now we have replacement values). Phil moves to increase deductible to \$2,500 for a premium saving of \$735 per year. Ken seconds. Carries.
  - The neighbor issue between 4537 and 4541 has been referred to mediation following a follow-up complaint.
4. Treasurer's report: Tabled to next meeting
5. Correspondence: None
6. Old Business
  - A. Asphalt
    - Belden quote is \$51,127 to do all asphalt issues – ensure all drains exposed; all west end of the property, grind down the main and cap it, go out past the dumpster (main); with fill for east end; includes space marking.
    - Option 2 – looking at worst spots 5 or 6 cut out and re-pour in the main area strip and seal coat the rest with striping is \$14,946
  - B. Website: Progress is being made.
  - C. 1972 Plumbing issue: Don's unit – scheduled for repair on 9/6/13.
  - D. Water Tests:
    - Brewer's – water tests – 3 wells need to be chlorinated. It will be \$1,425 total per well. Phil moves. Rita seconds. Carries.
    - Three tanks need to be replaced in the near future: 1968, 4645, and 4637. Each will cost \$2,403.
7. Adjourn
8. Next Meeting: September 10, 2013 at Susan's unit for budget only.