

THE WESTBROOK TOWNHOME CONDOMINIUM ASSOCIATION

A Non-Profit Corporation

Minutes of the
BOARD OF DIRECTOR'S MEETING
October 8, 2015

1. Call to order ~ all present. Meeting called to order at 6:40 p.m.
2. Reading and disposal of prior BOD meeting minutes Phil moved/Don seconded. Motion to approve minutes as presented. Carried.
3. Management Agent's report
No new info to report.
4. Treasurer's Report – no new report. Sept financials to be reviewed by EC at the meeting following the annual meeting.
5. Correspondence. No new correspondence.
6. Old Business.
 - a. Treasurer's audit – update on the last report re: roofing repairs.
 - b. Quotes for asphalt in front of building 1 ~ average is \$25K we budgeted \$30K; 3 out of 6 vendors responded.
 - c. Quotes for building 1, 2, and 3 roofs – bldg. 1 is worst. 4 out of vendors solicited. We budgeted \$25k – Roger to call on references for Axtion. If we use Axtion, we could actually save significantly plus have money to do gutters in the budget with the additional from building budget
 - d. Window leak update – Armstrong has looked at it. Remove siding; remove cedar shakes; recommends remove all and redo it. Armstrong quotes \$750 per window. Goal to ask Axtion to look at it. Unit 4541 to be a test subject.
 - e. Doug Nolan's unit update – Dig into it with Axtion to see what he recommends. Once that is repaired then we can do the dry wall on the main level. We have internal dry wallers now.
 - f. Unit 4633 Dog issue --- we believe the dog is gone.
 - g. One pressure tank to be replaced next Wednesday by Brewer ~ the one we budgeted for.
 - h. Annual meeting details: reviewed agenda.
7. Next meeting date - following annual meeting
8. Adjourn – 8:10 p.m.