

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, February 27, 2007

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Dennis Seymour, Vice President

Ray Turner, Treasurer

Rusty Bergen, Secretary

Randy Old, Member at Large

MANAGEMENT COMPANY REPRESENTATIVES PRESENT:

None

OWNERS PRESENT:

James Morrow

Turner Trippe

Jean Morrow

Betty O'Brien

Christine Alvey

Lou Swart

Nancy Russell

Monica Williams

CALL TO ORDER: The meeting was called to order at 7:00 PM.

MINUTES:

Upon motion, the minutes of the January 30, 2007 meeting were approved as submitted.

NEXT BOARD MEETING: The next Board meeting will be held on **Tuesday, March 27, 2007 at 7:00 PM.**

MANAGEMENT REPORT

In lieu of the normal Brodie Management report, the Board addressed the issue of tree trimming and/or removal. Aided by the inspection and recommendations provided by Lou Swart, the Board attempted to identify those trees which, based on size, condition and location, pose a significant risk of injury to persons and property. The Board agreed that pine trees located adjacent to Units 101, 1007, 601 and 701 meet the criteria for removal. It was also agreed that a number of trees require trimming as a result of recent storms. Some trees such as those in front of the 200 and 400 buildings should be trimmed after they leaf out in the spring. The Board approved a budget not to exceed \$15,000 to accomplish the various tree related projects. Based on various prior estimates, it is expected that the work can be done for less than that amount.

OWNERS' ISSUES

There was a discussion as to what should be done regarding crawl space insulation in light of the recent inspection and report. Brodie will be getting three bids to fix the deficiencies noted in the inspection report. In response to a question as to responsibility for crawl space plumbing leaks, the Board advised that such repairs have always been the responsibility of the unit owner. The Board agreed to form a committee to further explore these issues and to provide recommendations to the Board.

It was noted that gutter repairs are still needed at 701.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE:

Randy Old reported that he has identified a suitable replacement storm door for use on the townhouse units. The door is a “Larson”, made by Pella. The approved color is *Sandstone*. More information is available on the Dreams Landing Web site.

FITNESS CLUB:

The recurrent maintenance was recently performed on the club equipment.

GROUNDS:

No report other than that reported above.

MARINA COMMITTEE:

The Board approved the 2007 marina budget as submitted. The budget is unchanged from that of 2006. Slip license annual payments of \$200 are due April 1st and May 1st. Dennis Seymour will be distributing slip occupancy forms.

PET COMMITTEE:

No report.

POOL:

No report.

SECURITY & PARKING:

No report.

SEWER:

Vicki reported that the county’s contractor is ready to begin full speed ahead on the project both at the Dreams Landing site and also along the county roads. More detail is provided in Vicki’s informational e-mails distributed to the community.

TREASURER'S REPORT

Ray Turner reported that we are currently operating \$7,200 under budget. However, since we are only one month into the year, this figure is not terribly significant.

OLD BUSINESS

Dennis will be following up on outside lighting issues. We are still in need of water shut off valve tools.

NEW BUSINESS

Betty O'Brien expressed praise for the snow and ice removal efforts during the recent storms.

ADJOURNMENT: Upon motion, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

/S/

Rusty Bergen, Secretary