

DREAMS LANDING CONDOMINIUM BOARD MINUTES

Tuesday, May 27, 2008

Web site: www.dreamslandingcondo.org

BOARD MEMBERS PRESENT:

Vicki Lathom, President

Rusty Bergen, Vice President

Ray Turner, Treasurer

Nan Harrison, Secretary

Turner Trippe, At-Large

MANAGEMENT COMPANY REPRESENTATIVE PRESENT:

Heather Gummel, Brodie Management

OWNERS PRESENT:

Christine Alvey

Dennis Seymour

GUESTS:

Stan Gordon and Dawn

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

MINUTES: Upon motion, the minutes of the April 27, 2008 meeting were approved as written.

NEXT BOARD MEETING: Tuesday, June 24. There will be no meeting in July.

Stan Gordon of Gordon & Associates, LLC, presented the draft of the 2007 audit.

MANAGEMENT REPORT

- ? Two proposals for sleeving the damaged sewer pipe behind the 700 building have been received. The trenching issue needs to be clarified. Dennis Seymour asked if we could have an estimate on replacing all of the terra cotta pipe behind that building with plastic. He also asked about the possibility of abandoning the old terra cotta system and installing a new one.

? Proposals have been received for the drainage problem at the 200 building. This is within the budget and can be approved by the Landscaping Committee.

? Three proposals have been received for resurfacing the deck. We are still waiting for one from Henry Hopp.

Ray Turner moved that up to \$10,000 be approved for the deck project. Rusty Bergen seconded the motion and the motion carried.

? Thompson Creek completed the installation of the new windows over the front doors of the apartment buildings.

? The billing for the marina slip license fees for the remainder of 2008 will go out this week. Beginning on January 1, 2009 the marina billing will be done monthly and slip holders will receive payment coupons.

OWNERS' ISSUES

? Dennis Seymour noted that the gutter on 701 is still not repaired.

? Heather will obtain another estimate for gutter cleaning.

? Christine Alvey asked about the tree with the split trunk on the Hyatt property next to unit 103. Alan Hyatt has been contacted. Ray suggested that we ask Brickman to evaluate the tree and send the report to Alan.

COMMITTEE REPORTS

MARINA COMMITTEE:

Ray Turner reported that a former resident has removed his boat from the marina.

There was discussion of the addition of new lifts by Turner Trippe and Van Van Buskirk, with the possibility of one more added by Christine Alvey. Rusty moved the finger piers be extended with the three paying equal amounts. Ray seconded the motion and the motion carried.

Rusty moved to extend the existing finger pier on slip number 1. Turner Trippe seconded the motion and the motion carried.

Ray moved that the final cost (including dock boxes and the pro-rated annual slip license fee) per new slip license holder be equal to the cost had we built only eight slips and that the additional funds received for the ninth slip (less the cost variable to build the ninth slip) be placed into the marina reserve fund. To bring the motion to a vote, Rusty seconded the motion and it was defeated.

POOL:

Ray Turner announced that the pool is open and that the pool information packet will go out this week or next.

MAINTENANCE:

Randy Old is moving and his maintenance list will be turned over to Turner Trippe.

TREASURER'S REPORT

Ray noted that there are a few delinquencies and they are due to the additional treatment plant operation surcharge. Heather will bill it again and the late fee will be waived if paid by June 15th.

OLD BUSINESS

- ? Permitting for the removal of the sludge from the sewage treatment plant is underway and the county estimates that it will be completed in ten days.
- ? Turner Trippe inquired about the status of painting of the pumping station.

NEW BUSINESS

- ? The Summer Solstice Party will be held on the deck on June 14th.

ADJOURNMENT: Upon motion, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

/S/

Nan Harrison, Secretary