

## **DREAMS LANDING CONDOMINIUM BOARD MINUTES**

Tuesday, October 30, 2007

### **BOARD MEMBERS PRESENT**

Vicki Lathom, president  
Dennis Seymour, vice president  
Ray Turner, treasurer  
Randy Old, member at large  
Heather Gummel, assistant property manager, Brodie

**OWNERS PRESENT:** Anne Jordan, Jim and Jean Morrow, Betty O'Brien, Colin Robertson, Nancy Russell, Martin Snyder, and Turner Trippe.

**CALL TO ORDER:** The meeting was called to order at 7: pm

**MINUTES:** Upon motion, the minutes of August 25, 2007 were approved.

**NEXT BOARD MEETING:** November 27, 2007.

**MANAGEMENT REPORT:** Reviewed the operations report and some of the items need to be completed, including another electrical bid for the 300 store room ceiling lights and some more work on emptying the room and fixing the 1200 door in storage area. The board approved the television inspection of the collection system for \$3,840.00, which is budgeted.

Heather updated the board on the crawl space project and the final report had been issued, with bids coming so the insulation can go in by early December as promised. There was substantial discussion regarding the work to be done, the work that was the responsibility of the association, and the work that was the responsibility of the unit owners. Further, there had been three units which had, in the interim, asked board approval to proceed with repairing and improving their crawl spaces at their own cost and responsibility. The board agreed and approved sending a letter to the unit holders who have crawl spaces regarding the work that is to be done, the options and responsibilities of the unit owners, and the responsibility they might have regarding the future maintenance of the areas. Owners were emailed Victor Hare's report with a list of needed and recommended repairs. Finally, the contract for the insulation would include not only re-hanging insulation, but also replacing insulation that was damaged or missing. An owner mentioned that his crawl space may have mold, and he was asked to submit the information for our inspector to verify.

**2008 PROPOSED BUDGET.** The board was presented with a draft of the 2008 budget, which included a Case A and a Case B. Case A included a 15 % reduction that would be effective if the pumping station were complete by January 2008. If not, Case B would mean a slight increase in fees for the affected months, due to the continuation of the sewerage plant expenses. A letter of explanation will go out with the proposed budget explaining the proposals. The board accepted the draft budget.

The fitness center finances were corrected to reflect an incorrect charge made to the account, resulting in an understatement of cash. The income and expenses for the fitness center's 2007 year were on budget. There is one delinquent account which needs to go for collection.

**ARCHITECTURAL COMMITTEE.** Applications by 701, 606 and 607 for fast track approval to go ahead and repair and upgrade the insulation under their units was approved.

**MARINA.** A handout for the estimated expenses for the marina addition was distributed, showing that the cost to be \$22,427 per slip if 8 slips were built and dredging was necessary. The cost is estimated to be \$16,663 for 8 slips if the dredging is not necessary. However, in order to know better what the true expenses might be, the condo needs to go through the permitting process. Applicants agreed to support the cost of the total \$2,500 costs of permits, which is a non-refundable expense out of their deposits. There have been 6 applicants who have put in \$1,000 apiece, which is the requisite amount to proceed. There would be an effort to find the buyers for the other two units once fixed cost per slip is established. The project would take a full year after real costs are known and permits approved.

**OWNERS' ISSUES:** Owners of 1304 asked if the crack in their steps is included on the list of items to be fixed, which the board understands from Brodie that it is. Unit 1304 also said that the landscaping was not being properly done, especially the reseeding and plugging. It was reported that Brickman's machinery was too large to do plugging in some smaller areas of the community grounds.

**ADJOURNMENT:** The meeting was adjourned at 8:47 pm.

Sincerely,  
Randy Old (taking minutes for Rusty Bergen)