

DREAMS LANDING CONDOMINIUM
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, MARCH 27, 2014

BOARD MEMBERS PRESENT:

Bernadette Benik, President
Rusty Bergen, Vice President
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

OWNERS PRESENT: None

MANAGEMENT COMPANY REPRESENTATIVE: Kasia Natale

Bernadette called the meeting to order at 6:30 p.m. and the minutes of the February 27, 2014 meeting were approved as written.

OWNERS' ISSUES: None

COMMITTEE REPORTS

MARINA: Dennis Seymour will make the necessary repairs to the marina water system himself and will be reimbursed for the parts and supplies. Thank you, Dennis! The water will be turned on section by section as each is repaired.

GROUNDS: Van reported that the mulching has been done except for the garden area by the pumping station. This area will be done soon. Bushes around the pool house have been trimmed. After a walk-around today it was decided to wait until it is warmer to see what needs to be replaced. The county approved the clean-up of vines to the left of the stairs down to the marina.

Kasia will investigate the cost of having a dumpster delivered to the pool lot for disposal of trimmings and wood from the old walkway along the river. It was suggested that we take advantage of this to have a community "Dumpster Day."

Tru-Green will be here on Monday, March 31st to spray pet-friendly fertilizer on the lawns.

Bernadette asked Kasia to have the ice melt bins and containers removed to the basement of the 300 building.

POOL: The type of defibrillator that we need is on sale at Cosco. The board approved a motion to purchase one rather than rent. Rusty will follow-up on this.

The pool will be drained soon for inspection. We will wait until next year for a complete resurfacing.

Victor Hare looked at the pool heating system and in his opinion we really should not spend the money to replace it. He noted that most pools in this area are not heated. There will be a special meeting on this subject at 6:00 PM on Thursday, April 24th, prior to the board meeting. Owners are encouraged to

attend to see the options and give their opinions. It was noted that this is a board decision. It was also noted that should we decide not to replace the system this year, it could be done in the future.

There were two bids submitted last fall for the replacement of the roof to the pool house . Victor Hare's report strongly recommends that it be replaced. Kasia will obtain three current bids for this project and present them at the April meeting.

TREASURER'S REPORT

Spoke with auditor, Stanley Gordon, CPA, of Gordon and Associates, earlier this week. He still is on track for presenting draft audit to Board at its May meeting. Tax returns for 2013 also will be available for signature at that meeting.

Overall, things are starting to smooth out, or normalize, a bit. As reported last month, at the end of January, year to date (January) actual expenditures (\$34,453) were approximately double the amount budgeted (\$17,398), leaving a year to date deficit at that point of \$17,055. Four factors primarily responsible were detailed in last month's report. Now, at the end of February, the overall year to date deficit is materially less at \$9,581. As things normalize further, we should have a clearer picture of how the year overall is going at the April meeting when we will have a full quarter of 2014 financial data available. As mentioned last month, there is some likelihood that we will need to tap reserves to cover some of the cost of 2014 snow removal.

Delinquencies: As discussed previously, one matter has been turned over to the DL attorney for processing and collection. Treasurer has spoken with attorney's office and with Brodie on this matter. The Board should have available a more current delinquency report from Brodie at the meeting.

MANAGEMENT COMPANY REPORT

1. Trash Contract: Certified letter was mailed to Allied Waste to cancel current trash and recycle contract on April 6, 2014. New contract with Bay Area Disposal was signed and they will be delivering their dumpsters same day, April 6, 2014.
2. Crawl Spaces: The inspection is not completed due to the weather. Victor is planning on starting again this weekend, March 28.
3. Bldg #400: Andy from Victor Hare office is coming on Friday, March 28, to inspect additional damage to the joist and flooring between sub and main floor. The damage was discovered after David from Asgard removed the floor from the kitchen area.
4. Pool Roof: The report and the pictures are attached. The engineer recommends the replacement. His recommendation regarding the heating of the pool is on page 4 for the Board's review.
5. Tree Trimming: Kasia met with the County on March 25 to discuss the trimming of the trees. I was told these trees belong to the neighbor next door and not the County. They will email me a map showing the property lines.

6. Power Washing: 607 will be scheduled for power washing in April as soon as we turn the outside water back on.

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted,
Nan Harrison
Secretary

NEXT MEETING: 6:30 P.M., THURSDAY, April 24, 2014