

DREAMS LANDING CONDOMINIUM  
MEETING OF THE BOARD OF DIRECTORS

THURSDAY, OCTOBER 23, 2014

BOARD MEMBERS PRESENT:

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

OWNERS PRESENT: Beth Darling and Leslie Ensor

MANAGEMENT COMPANY REPRESENTATIVE: Juliette Horney

Bernadette called the meeting to order at 6:00 p.m. and the minutes of the September 25, 2014 meeting were approved as written.

2015 PROPOSED BUDGET

Ray presented the proposed budget for calendar year 2015, which includes a 2.6% increase in condo fees. Upon motion the 2015 budget was approved as presented.

Ray also recommended that a third-party reserve study, to be paid for from reserve funds, be commissioned in 2015. Upon motion this was approved as presented. Miller and Dodson will begin a preliminary study this fall.

OWNERS' ISSUES:

Beth Darling requested approval to install a keyless lock system on her front door. This was approved upon motion.

Van noted that he intends to enclose the side porch on his unit. He requested permission to expand the current porch and roof a few feet towards the rear of his unit. After discussion the board asked him to submit the plans to the architectural review committee and the board will vote on this after seeing their recommendation.

An owner registered a complaint about a dog left alone that barks and cries for hours on end. It was suggested that this should be addressed through the Pet Committee first.

COMMITTEE REPORTS

POOL: Rusty reported that he has received a bid for resurfacing the interior of the pool. After discussion it was decided that this is not needed this year, especially since we will be repairing the pool decking and replacing furniture. The roof replacement project has been completed. There seems to be some standing rain water and Victor Hare will look at this. We have a signed warranty for the work. The propane tanks were removed.

MARINA: Bernadette reported for Dennis Seymour. A signed agreement was received transferring responsibility for an existing boat lift from Vicki Lathom to Wendy Manley. The dock water will be turned off on October 30<sup>th</sup>. The mid-hill landing of the stairs were repaired by Dennis using lumber left over from the pool house deck.

GROUNDS: Van announced the following items that have been completed as of today: three nandina bushes and seeding at 1102, weeds removed, one nandina at 1003 to conceal the radon pump, four hydrangeas replaced at 704, no-charge replacements by the pier, pavers repaired by the sink hole, sod placed at 600 and 200 buildings, perennials

transplanted, and drainage problem resolved at the 1007 side porch. Van will meet with Brickman on October 24<sup>th</sup> to discuss communication issues.

#### TREASURER'S REPORT:

Ray reported that aside from the \$15,000 overage for snow removal, we are approximately \$7,000 under budget for 2014. This may even out by the end of the year. One delinquency goes to trial next week. Bernadette asked Juliette if she will submit updated delinquency reports within a day of the board meetings.

#### MANAGEMENT COMPANY REPORT

*BELOW ARE THE ITEMS THAT HAVE BEEN ADDRESSED SINCE OUR LAST BOARD MEETING OR ARE UNDER CONSIDERATION/REVIEW AND NEED TO BE PRESENTED TO THE BOARD OF DIRECTORS FOR THEIR APPROVAL.*

**PLEASE NOTE ALL PROPOSALS WILL BE PROVIDED ONCE THREE COMPARATIVE BIDS ARE RECEIVED.**

##### 1. **CONCRETE REPAIRS:** *INFORMATIONAL*

- NAC advised due to the grand scope of work they could not complete the work for less than \$38,000-\$49,000. Due to the timing of the cold weather approaching this project will be held off until spring. Around February we will be scheduling a walk through with at least 3 different concrete contractors to discuss scope and collect comparative bids for work to be completed in April.

*Crumbling of the front step at 901/902 is a major safety hazard and Juliette will get two estimates and have it repaired as soon as possible.*

##### 2. **CRAWL SPACES:** *INFORMATIONAL*

- Completed on 10/21/14. Victor Hare has been requested to check the repairs for compliance. He will inspect on October 22<sup>nd</sup>.

##### 3. **ELECTRICAL REPAIRS:**

- Motion detected Flood Lights (2) were installed in back of 300 building on August 29<sup>th</sup>. There have been complaints from residents about them not coming on until they are directly under the light making the area very dark. Electrician requested to change the sensor to allow a broader area to detect motion. Sensor changed on October 18<sup>th</sup>, 2014.

*There have been no complaints since the sensor was adjusted.*

- Electrical panels completed. Pending inspector sticker.
- Solar Lights for the steps in front of the 1300 building to be installed shortly, awaiting them to be delivered.

##### 4. **GUTTER INSPECTION:** *INFORMATIONAL*

- Gutter inspection completed. Report attached. Scope of work to be bid out to two other contractors.

*Juliette will investigate extending roof shingles that were trimmed back when the gutter helmets were installed years ago. She will get estimates.*

##### 5. **PAINT TOUCH-UP:** *INFORMATIONAL*

- Reliable Paint approved for paint touch ups to building 300 near back door, end of 404, building 600, building 800 under entrance window, front of 1300. Completed 10/21/14

##### 6. **POOL:** *INFORMATIONAL*

- **Roof:** Completed on October 17<sup>th</sup>, Victor Hare contacted to inspect repairs for final approval on October 22<sup>nd</sup>.

- **Suburban Propane:** tanks removed.

7. **SEWER MAINTENANCE:** *INFORMATIONAL*

- Proposals from TVIE approved. Scheduled to start in November.

8. **SNOW CONTRACT:** **\*\*\*BOARD ACTION REQUIRED\*\*\***

- Snow Clearing for 2014 was requested to be bid out. Proposals received from, Bay Scapes, Perfect Cut Landscaping and Brickman, attached.

*This issue is on hold until the November board meeting.*

9. **MAINTENANCE LIST AND CALL LOG:** (attached)

- Leak reported at the last meeting Mainline Construction inspected unit, they found no water staining, bubbling, or signs of water damage. They only found imperfections of drywall finishing on ceiling and walls. The unit owner stated the imperfections are due to work that was completed 4-5 years ago from a roof leak. I looked in the unit file and did not see record of a roof leak. Owner stated she wants the imperfections fixed and never reported them since she wasn't retired. Charge for inspection should be charged back to unit owner.

*Juliette will send a letter to the unit owner.*

- Power washing to 607 completed on 10/22/14.

OLD BUSINESS

Investigation of conversion from city water to county water is still in the preliminary stages. Cost figures may be available at the November board meeting.

Payment for water and trash has been received from the former owners of 1806 Dreams Landing Way.

NEW BUSINESS

No one has come forward to volunteer to manage the bike storage room in the 300 building. It was suggested that bike storage be eliminated and the space converted to additional storage lockers which can be rented out.

It was suggested that owners who have tenants in their units be reminded that they are responsible for informing their tenants of the rules and regulations.

REMINDER:

The next board meeting is Thursday, November 20<sup>th</sup> at 6:00 P.M.

Don't forget the **Annual Meeting** in the basement of the 800 building at **9:00 A.M. on Saturday, December 6<sup>th</sup>**.

There being no further business, the meeting was adjourned at 7:50 P.M.

Respectfully submitted by  
Nan Harrison  
Secretary