



Liberty Park Condominium Association

Board Meeting

**Tuesday, October 19, 2011
Bethel Lutheran Church**

Board of Directors Meeting

Attendees

Board: Judy Bickel (1611), Helene Haapala (1582), Faye Merritt (1552), and Michael Strand (1532).
Property Managers: Rhonda Rowe (1530), Platinum*Plus* Management LLC.

Call to Order

Strand called the meeting to order at 6:33 P.M.

Approval of Agenda ~ Agenda was approved.

Approval of Meeting Minutes ~ Meeting minutes were approved.

Financial Update

Platinum*Plus* presented the September financial update, No discrepancies were noted on the financials. Delinquent accounts were updated as follows:

- 1564 – outstanding monthly dues and late fees
- 1615 – outstanding late fees

Platinum*Plus* was asked to send a statement to 1615 for the late fees.

Old Business

Platinum*Plus* presented the following updates:

- The garage door at 1507 has been replaced.
- Vines at 1519 and 1609, as well as vines growing in rock beds at other locations have been removed. Landscape Enhancements will continue to monitor and remove any new growth in the Spring.
- A reminder was made for the next newsletter to contain information on window warranty; let Platinum*Plus* know if there are windows that should be considered, and that the Association is picking up the labor costs associated with replacements.

New Business

- The work on warranty window replacements continues with additional windows added to the list.

The invoice from Glass Pro came in with an additional \$133.00 charge due to the additional windows. This amount, \$133.00, was approved for payment. Helene requested PlatinumPlus contact Glass Pro for her patio door – the stationary side appears to have a broken seal. PlatinumPlus will follow up.

- A CD up for renewal was cashed on October 18 and deposited into checking. PlatinumPlus presented current CD rates, which showed an update from those sent out in an email earlier. They are as follows:

	Community Bank	Premier Bank
36 mo.	1.00 %	.85%
48 mo.	1.20%	1.05%
60 mo.	1.45%	1.70%

Board decision is to give authority to PlatinumPlus to purchase a 5 year CD in the amount of \$10,367.00 should the rates rise to 2.00% or better before the next Board meeting. Should the rates stay under 2.00%, the Board will make a decision at the November meeting. PlatinumPlus will continue to monitor the rates weekly.

- Parking Rules and Regulations were discussed. Due to the fact that not all Board members were present, Strand stated that no vote would be taken at this meeting regarding changing any of the current Rules. Discussion was held on the current Rules vs the Proposed Rules from 2006. Rowe presented the feedback from 2 homeowners as to why they use the overflow parking: to allow children to play in the driveway as opposed to the street; 2 large vehicles (pick-up and van) will not fit in the garage together; with 3 drivers in a household, homeowner feels the 3rd vehicle clutters the driveway and looks better if parked in the overflow. Both homeowners stressed that they watch for use in the overflow, especially around holidays, and are prepared to move their vehicles should this space be needed by other homeowners. Regarding the wording in the Proposed Rules, it was discussed that this wording only suggests where to park and is rather ambiguous. Rowe was asked to look into vehicle classifications that would/would not be allowed on property. Assuming the role of a homeowner, Rowe will offer suggested wording to the Board via email prior to the November meeting to help facilitate a prompt decision.
- In addition to the specific parking rules, discussion was had on getting the Association documents, which include the Rules and Regulations, to the new residents, especially renters. No firm action was taken on how this will be achieved; however PlatinumPlus was asked to give consideration to possibilities and report back at the November meeting.
- The Board requested PlatinumPlus send a proposed budget for 2012 via email to Board members prior to the November meeting.
- Agenda items to be included in the November agenda are: Annual Meeting, Budget for 2012 and Property Management contract.

Adjourn ~ The meeting was adjourned at 7:33 P.M.

Respectfully Submitted,
Rhonda Rowe, PlatinumPlus
In the absence of Alison Simison
Secretary, Liberty Park Condominium Association

Next Meeting: 6:30 P.M., Tuesday, November 15, 2011, at Bethel Lutheran Church