



Liberty Park Condominium Association

Board Meeting

**Tuesday, November 15, 2011
Bethel Lutheran Church**

Board of Directors Meeting

Attendees

Board: Judy Bickel (1611), Helene Haapala (1582) and Michael Strand (1532).

Property Managers: Angela Dee (1510), Platinum*Plus* Management LLC; and Rhonda Rowe (1530), Platinum*Plus* Management LLC.

Absent: Faye Merritt (1552) and Alison Simison (1518)

Call to Order

Strand called the meeting to order at 6:35 P.M.

Approval of Agenda

Agenda was approved with the following change:

- Parking Rules and Regulations was removed due to absence of two Board Members

Approval of Meeting Minutes

Meeting minutes from October were approved.

Financial Update

Platinum*Plus* presented the October financial update. No discrepancies were noted on the financials.

Old Business

- Platinum*Plus* presented an update on warranty window replacements. Information is being collected on windows needing replacement.
- Property Management contract: tabled until next month due to the absence of Board Members. It was suggested that conversation begin next year in August or September for the 2013 contract.

New Business

- 2012 Budget: Reviewed and discussed. Discussion was also had on raising dues for 2012. The Board voted to keep dues at \$180.00 per month for 2012. Proposed budget was accepted as presented. It was noted that the Board will look at the possible need for dues increase in August of 2012 for the following year.
- The Annual Meeting was set for January 17, 2012 at 6:30 pm at Bethel Church.
- HUD eligibility was discussed. Under new federal regulations, HUD contracts now expire and must be reapplied for if an association chooses to do so. Liberty Park's HUD contract expired in

November of 2011. To renew, there is a 50 + page document that needs to be reviewed and filled out. In light of the fall of the housing economy, HUD is discouraging townhome associations from being HUD eligible. The requirements for qualifying reflect this and have been tightened considerably. Meeting them would require a significant increase in monthly dues among numerous other undesirable privacy issues for homeowners. PlatinumPlus offered no other townhome associations in Northfield have renewed the HUD contract. The Board decided Liberty Park would not renew the HUD contract.

Adjourn

The meeting was adjourned at 8:50 P.M.

Respectfully Submitted,
Rhonda Rowe, PlatinumPlus
for
Alison Simison
Secretary, Liberty Park Condominium Association

Next Meeting: 6:30 P.M., Tuesday, December 20 at Judy Bickels.