



## **Liberty Park Condominium Association**

### **Board Meeting**

**Monday, April 21, 2008, 7 p.m.  
Bethel Lutheran Church**

#### **Attendees:**

Board: Karin Smedsrud (1564), Helene Haapala (1582), Jennifer Wallager (1615), Britt Ackerman (1515), Cynthia Janer (1520)

Homeowners: Jim Bickel (1611), Shirley Hansen (1507), Gretchen Baune (1511), Bill Melby (1609), Adam Gounaikis (1617), Gregory Walter (1526), Karen K (1556), Kevin Knox (1554) Angela Rabbe (1510), Rhonda Rowe (1530), and Simon Krystosek (1570).

President, Britt Ackerman, called the meeting to order at 7:06 p.m.

#### **Approval of Minutes**

Minutes posted on the Association website were approved as presented.

#### **Approval of Agenda**

The agenda for April 21, 2008 meeting was approved as presented.

#### **Financial Update**

Platinum Plus Management LLC presented the financial update. Delinquent accounts were discussed. The following properties are in foreclosure; 1514, 1532, 1578, and 1603. It was discussed that the lights were on in unit 1603 and there were signs posted on the door. The signs have been removed but we have no access to the unit to shut off the light. We talked about having a consistent policy for late payments. This item was tabled until next month. The board will think of suggestions to bring to next month's meeting. There was a suggestion to have \$5 discount for the homeowners that are on the automatic EFT payment plan. After discussion we decided that this was not a good idea because some people don't feel comfortable with this type of payment and shouldn't have to feel forced into it. There was also a suggestion to move the due date from the first of the month to the fifteenth. Because we would have to change all of the EFT accounts and it would change cash flow we decided that this would not be a good idea.

### **Order of Business**

#### **Establishing a PO Box**

Karin suggested that we open a P.O. Box for the Association so that we don't have to change the address when we change property managers. Angela and Rhonda will open a P.O. Box at the Northfield Post Office. Notification will be on the website.

#### **Pet Damage**

Angela and Rhonda reported that there were several units that will need work as a result of pet damage. They will work with the homeowners to find a solution that will work. For small damage we will give the homeowner the option to repair themselves. We will need to see improvement by May 30 or the Association will repair at the homeowner's expense.

#### **Update on Foundation Issues**

Keith Pumper has contacted the Board about coming to install the pumps to begin the first phase of repair. He has called for locates which will occur next week. As soon as he has this done he will come install the pumps to begin pumping out water. Angela and Rhonda will get a bid from Reynolds Asphalt to have the driveways repaired and corrected to have a grade that will draw the water away from the building instead of towards the building. They will have the quote by the May meeting.

### **New Renters**

There was mention that there are new renters in units 1528 and 1500.

### **Maintenance Items**

Angela and Rhonda wanted to know how the board would like them to handle small maintenance items. The board decided that for small items that are under \$100 they can go ahead and do the repairs and bill to the Association. For larger items they should obtain a quote and email the board for approval. It was mentioned that there is a broken key in one of the mailboxes. Rhonda will take care of this next week. Jim Bickel (1611) stated that they had a chip in the siding of their unit. Angela and Rhonda will look at it.

### **Walk-around Report**

Angela and Rhonda noticed that there were a lot of bugs around the units. They mentioned that Environmental Pest Control sprays for bugs at a reasonable price. They will obtain a bid to have the units sprayed for bugs.

During the walk-around Angela and Rhonda observed that some homeowners were storing miscellaneous items around the outside of the units. We will send out a friendly reminder about not storing these items outside. In the reminder we will also mention the speed and parking. We will also remind homeowners that there should not be parking by any fire hydrants. We talked about spraying the curb by the fire hydrant yellow.

One homeowner asked if he could add a balcony off of his unit. This is currently not allowable under Association By-laws. The homeowner would have to have two-third homeowner approval in order to add a permanent structure to his unit.

Angela and Rhonda picked up the garbage during their walk around.

Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Jennifer Wallager, Secretary

**\*\* Next Meeting: 7:00 p.m. Wednesday, May 21, 2008 at 1564 Independence Drive \*\***