



Liberty Park Condominium Association

Board Meeting

**Wednesday, 13 August 2008
1510 Independence Drive**

Attendees:

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

Homeowners: Angela Rabbe (1510), Rhonda Rowe (1530)

President, Britt Ackerman, called the meeting to order at 6:04 p.m.

Agenda – approved.

Meeting Minutes – approved.

Financial Update

Rowe reviewed receivable dues from delinquent units. Delinquent units include, 1552, 1558 (foreclosure), 1562, 1566 (foreclosure) and 1578 (foreclosure). Platinum Plus has followed up on the foreclosure properties – 1558, 1566 and 1578. These will be through their redemption period starting in September. Platinum Plus will continue to follow-up as appropriate.

Building 1544 to 1562 Project

The project is on-track to begin with landscape re-grading this week followed by removal of asphalt and re-grading driveways as well as removal of landscaping and re-grade. Selected vendors are Reynold's Asphalt, Faribault and God's Country Landscape & Design, Northfield. The level of impact will vary by unit as determined by the contractors performing the re-grade work. Some units will experience complete removal, re-grading and re-installation. Other units may experience no impact. This is determined by the level of re-grading and repair that is necessary to create positive drainage away from the building.

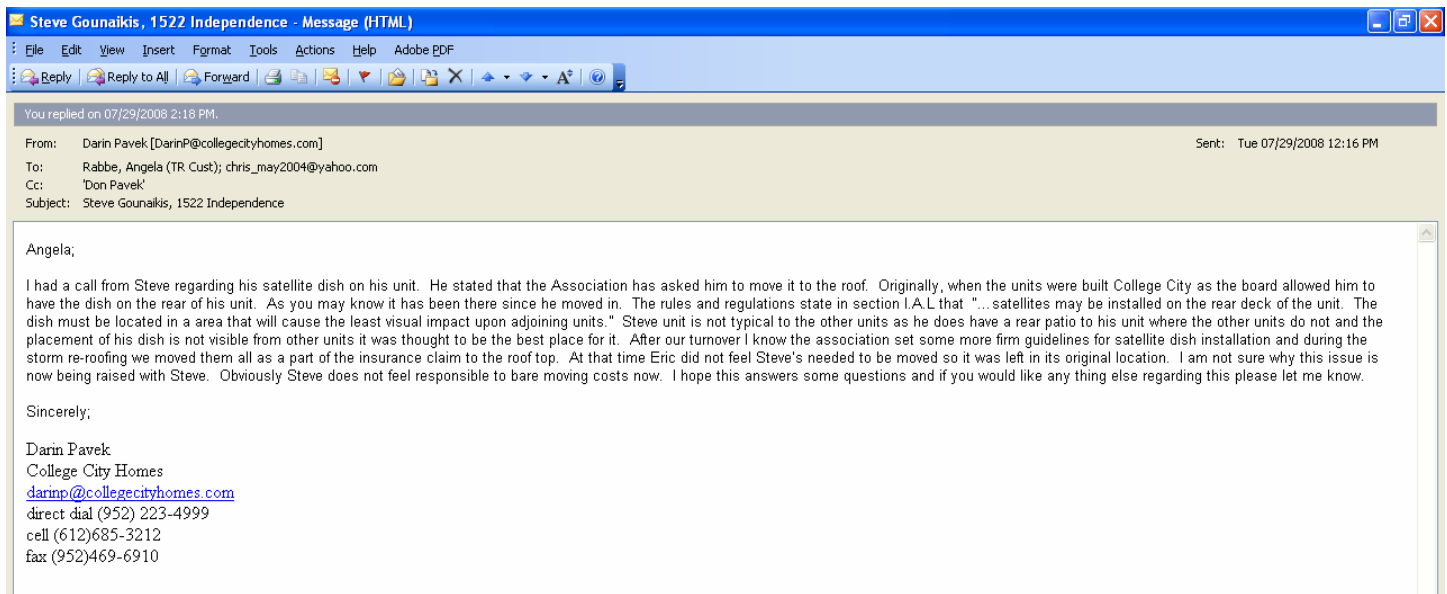
The Board and Platinum Plus have engaged College City Homes in discussions regarding a financial contribution for this project, similar to the \$5,000 offered to Liberty Park last fall after the engineering report from Braun was published. Platinum Plus is waiting to hear back from College City and will continue to follow-up, as appropriate.

Reserve Analyst

Ackerman moved to move ahead with hiring a professional reserve analysis group, Janer seconded. Motion passed. Platinum Plus will email updated bids from the potential finalists to the Board for selection.

Satellite Dish Locations

The Board received an email from Darin Pavek, College City Homes, confirming that College City approved the installation location of the satellite dish at 1522 (see email below)



Platinum Plus sent the email to the Board for review.

Haapala felt we were setting a precedent to approve the dish in its current location as it does not comply with the Association's policy.

Janer stated that she remembered the satellite dish locations being accepted by the Board at the time of the hail storm in August 2006 (when all satellite dishes were moved into compliance with Association policy). She stated that any remaining dishes needed to be grandfathered at this time (1522 is the only remaining dish that is out of compliance).

Ackerman asked Platinum Plus to recap the Association's policy.

Platinum Plus (Rabbe) sent out the policy via email (currently available at www.LibertyParkMN.org) with the attached message for further background information:

I am attaching the satellite dish policy as it was adopted on 03.05.2007. When the re-shingling, following the hail storm of 2006, occurred Eric Bundgaard (acting under the direction of the Board) worked with College City to have all satellite dishes that we out of compliance re-located to the roof areas. According to the email below, Eric authorized the dishes on the back of 1524 and 1522 to remain in their present locations (1524 has since moved her dish). Rhonda and I have talked with Steve Gounaikis about this request. He received a quote from the satellite dish company and they will charge over \$1,000 to re-locate the dish. When College City moved the dishes during the re-shingling, they contracted a much lower rate with a low-voltage contractor. I am not sure that rate would be available to the Association. From a property management perspective, Rhonda and I agree that it's best not to set a precedent, however - there is significant expense involved with moving the dish (funds that are not budgeted for 2008) and the dish's location does not create an eyesore, nor is it likely to be noticed.

Here are the options:

1. Leave dish at 1522 and grandfather its location.
2. Liberty Park pays for dish re-location - approx. \$1,000.
3. 1522 pays for dish re-location.

As Britt outlines below, the next steps are:

1. Establish your point of view.
2. Email any further discussion.
3. Put forth a motion for vote.

Ackerman responded stating that with the knowledge that the Board previously authorized 1522 to keep the dish in its present location, she would motion for option 1 (leave dish at 1522 and grandfather its location).

Janer seconded the motion.

Smedsrud voted yes. Haapala voted yes. Wallager voted yes. Janer voted yes.

Because of the history in this decision, the Board has issued a grandfather for this instance alone. Further instances will be reviewed on their own merit on a case-by-base basis.

Neighborhood Barbeque

The Board will host an Association Barbeque on Sunday, September 21, 2008 at 4 p.m. in front of 1510 Independence Drive. The Association will provide hamburgers, hot dogs, chips, soda, water and condiments. Owners and their families should bring a salad or dessert to share. Croquet and boche ball will be set-up for entertainment.







Street Signs

Platinum Plus proposed that the Board consider placing unit number signs (as guides) around the Association. Because of the numbering schematic, this presents difficulty. Platinum Plus will generate suggestions as well as obtain pricing for an attractive design.

Landscaping Update

Platinum Plus reported that the following activities have taken place or are currently underway in Liberty Park.

Platinum Plus reports that the following activities will be accomplished yet this fall:

-  Fall Aeration
-  Over-seeding Application
-  Removal of Dead Shrubs
-  Removal of Dead Trees
-  Fall Fertilization
-  Light Pruning (full pruning to take place in the spring as this leaves enough winter cover on the plants)

The landscaping contract is up for renewal at the end of October. Any additions or changes to the proposed contract should be noted (by Board or homeowners) and made prior to contract renegotiation.

The meeting was adjourned at 7:18 p.m.

Respectfully Submitted,

Angela C. Rabbe Dee
Platinum Plus Management LLC

**** Next Meeting: 22 September 2008, 6:30 p.m. at Bethel Lutheran Church ****