



## Liberty Park Condominium Association

### Board Meeting

Saturday, December 20, 2008  
Home of Angela Dee

#### Attendees:

Board: Karin Smedsrud (1564), Helene Haapala (1582), Britt Ackerman (1515)  
Homeowners: Angela Dee (1510), Rhonda Rowe (1530)

Vice President, Helene Haapala, called the meeting to order at 11:28 a.m.

Agenda – approved.

Meeting Minutes – approved.

#### Financial Update

Rowe provided the November financial update (as of 12.20.2008) as well as accounts payable. The CD that was up for renewal in December is being stored in the money market account pending the results of the Reserve Analysis.

Dee reviewed receivable dues from delinquent units. Delinquent units include:

- 1505 – closing 12/31; bank will send check at close.
- 1515 – December dues; received at meeting.
- 1536 – sent certified letter & financial statement; no response. **ACTION:** PlatinumPlus – send another letter.
- 1552 – stated that they will send \$200; owes \$1,400.
- 1558 – closing 12/22; bank will send check at close.
- 1562 – sent certified letter & financial statement. Stated that they will send \$200. **ACTION:** PlatinumPlus – follow-up further.
- 1566 – foreclosure; pending bank details.
- 1578 – received payment from bank; owes \$620. Sale is pending.

PlatinumPlus will continue to follow-up on delinquent accounts as appropriate.

#### Maintenance Update

Items to be completed:

- **ACTION:** DLC Irrigation – electrical work on irrigation box.
- Board may explore other irrigation vendors in the spring to perform annual maintenance.

#### Reserve Analysis

The Reserve Analysis agreement with Reserve Advisors has been signed and down payment placed on services. PlatinumPlus has provided Reserve Advisors with all information requested; pending receipt of Analysis.

#### Property Management – 2009

PlatinumPlus has submitted a proposed renewal contract. The Board has had preliminary discussions amongst itself and with PlatinumPlus at the meeting. The Board will have follow-up conversations and respond to PlatinumPlus. The current contract expires December 31, 2008.

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## Street Signs

Rowe has requested basic design suggestions and then a quote from a Minneapolis-based company. Street signs will be a budgeted item for 2009.

## 2009 Budget

The 2009 Budget was reviewed, discussed and approved. Dues will remain at \$170/ unit/ month. A copy of the 2009 budget, along with the Annual Meeting Minutes (see below); will be sent to homeowners in January.

## Annual Meeting

The Annual Homeowner's meeting will be held on **January 26, 2009, 7 p.m. at Bethel Lutheran Church**. One position will be available for re-election at a three-year term.

Respectfully Submitted,

Angela Dee, Property Manager  
Platinum*Plus* Management LLC on behalf of  
Liberty Park Condominium Association

**Next Meeting:** January 26, 2009, 7 p.m. at Bethel Lutheran Church.