



Liberty Park Condominium Association

Board Meeting

**Wednesday, 16 July 2008
1510 Independence Drive**

Attendees:

Board: Karin Smedsrud (1564), Helene Haapala (1582)
Homeowners: Angela Rabbe (1510), Rhonda Rowe (1530)

Vice President, Helene Haapala, called the meeting to order at 7:00 p.m.
Quorum not achieved.

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 will follow-up on these foreclosures that are now through the redemption period – 1558 and 1578.

Building 1544 to 1562 Project

The project is on-track to begin in late July and early August with 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 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

The Board tabled this discussion until the August meeting.

Satellite Dish Locations

1522 has contacted Platinum Plus stating that they can offer assent from College City Homes (Don Pavek) to install the satellite dish at its present location. The owners at 1522 were to send this document to the Board. No correspondence has been received.

Landscaping Update

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

- 🌸 Re-configured ALL Sprinkler Heads for Better Coverage – 07.04.2008
- 🌸 Increased Watering to 30 Minutes on Most Stations – 07.04.2008
- 🌸 2nd Seasonal Aeration – week of 07.21.2008
- 🌸 3rd Seasonal Fertilization – week of 07.21.2008

- 🌸 Fluff/ Comb Mulch on All Trees – week of 07.14.2008
- 🌸 Re-spray for Weeds – week of 07.14.2008
- 🌸 Add Mulch to 2 Trees between 1526 and 1528 – week of 07.21.2008
- 🌸 Remove Dead Rose Bushes at Entrance Signs and Replace (heartly perennial) – week of 07.21.2008
- 🌸 Remove Dead Bush at 1536 – week of 07.21.2008
- 🌸 Remove at Dead Bush at 1544 – week of 07.21.2008
- 🌸 Remove Dead Evergreen beside 1582 – week of 07.21.2008
- 🌸 Remove Dead Moss Roses at 1505 – week of 07.21.2008
- 🌸 Spray or De-weed all Rock Landscape Beds– week of 07.14.2008
- 🌸 Re-edge Landscape Edging (as needed) – week of 07.21.2008

Homeowner Feedback

1572 has contacted the Board requesting a personal meeting to note the following concerns in Liberty Park:

- 🌸 The irrigation system needs to be effectively managed. – *Platinum Plus is performing irrigation management, although it is not included in their contract, with the help of homeowner volunteer, Graham Dee. Platinum will continue to monitor and adjust watering levels, as needed.*
- 🌸 There are uncontrolled weeds in the grass. – *God's Country has sprayed for weeds and Platinum Plus has been monitoring subsequent to the spraying.*
- 🌸 Adequate blowing of grass clipping from patios and doorways. – *Platinum Plus has addressed this issue with God's Country and will continue to follow-up as necessary.*
- 🌸 Damage to downspouts – *Platinum Plus to follow-up with a vendor who installs hinged gutters. Quote to be presented at August meeting.*
- 🌸 When the sun hits the west side of the building just right, bubbling is observed. – *Platinum Plus will attempt to observe and follow-up, as needed.*
- 🌸 We should not pay anything for repairs to the building across the street. – *Liberty wishes to maintain a strong ongoing relationship with College City and is currently working to negotiate partial cost coverage. The Board has, therefore decided not pursuing any litigation at this time.*
 - We are setting a precedent by doing so and relinquishing College City of any liability.
 - We should litigate with College City.
- 🌸 Pumps not pumping very much water. – *Water was pumped upon initial install. As part of the on-going re-grade project, these pumps will be moved closer to the buildings and semi-permanently located in the landscape beds.*
- 🌸 Financials should be distributed to all homeowners.
- 🌸 Hail damage from storm last summer – *Platinum Plus met with an adjuster from Westbend Insurance last fall and performed a thorough walk-around of the Association. No damage was observed.*
 - Dings in siding and ledge on top of brick.
- 🌸 Unhappy with property management.
 - Need someone who handles all affairs in the Association.
 - Need a "care-taker" on-site 8 hours/ 5 days a week.

Haapala stated that although these concerns should be heard and concerned by the Board, homeowners need to address them at a Board meeting instead of singling out Board members or property managers. She also noted that the Board needs to represent the interests of all homeowners in the Association. Platinum Plus added that they are happy to further address any concerns listed above at the Board's request.

Insurance Renewal

- 🌸 Platinum Plus observed a substantial rate increase and has spoken with Northfield Insurance Agency regarding the premium increase for 2008/ 2009.

9% Increase

- \$23,375.00 annual premium 2007/ 2008 policy period.
- \$25,776.00 annual premium 2008/ 2009 policy period.
- After speaking with Insurance Company, Platinum Plus negotiated a reduction in premium to \$24,439.00 annual premium for the 2008/ 2009 policy period. **5% Savings**
- Net increase for 2008/ 2009 policy period = 4%.

The meeting was adjourned at 7:28 p.m.

Respectfully Submitted,

Angela C. Rabbe Dee
Platinum Plus Management LLC

**** Next Meeting: 13 August 2008, 6 p.m. at 1510 Independence Drive ****