



# Liberty Park Condominium Association

## Board Meeting

Wednesday, 25 June 2008  
1510 Independence Drive

### Attendees:

Board: Karin Smedsrud (1564), Helene Haapala (1582), Jennifer Wallager (1615)  
Homeowners: Angela Rabbe (1510)

Vice President, Helene Haapala, called the meeting to order at 6:06 p.m.

Agenda – approved.

Meeting Minutes – not available.

## Financial Update

Rabbe reviewed receivable dues from delinquent units. Delinquent units include, 1552, 1558 (foreclosure), 1562 and 1578 (foreclosure). 1566 is also in foreclosure, but still current on dues.

## Building 1544 to 1562 Project

The following summary of bids for the project was presented to the Board. After discussion, a motion was made to approve the plan for this project selecting Landscaping Option #2 and Asphaltting as well as suspending use of the money budgeted capital expenditures and reserving those funds for use toward this project, and continuing conversations with College City Homes (with a Board member present) regarding their \$5,000 offer last fall. The motion was seconded and passed. Platinum Plus will continue to coordinate this effort targeting early August.

Justification for Landscaping Option #2 vs. Option #1 included:

- Sustained aesthetic appearance and resale for all units in Liberty Park.
- Erosion avoidance.
- Re-grading the re-grade prevention.
- Cost differential between Option #1 and Option #2.

## Resource Break-out

### Landscaping

#### Option #1

- Remove Existing Landscaping
- Re-grade
- Disposal
- Move Pumps
- Install Straw Blanket to Prevent Erosion

\$8,275

#### Option #2

- Remove Existing Landscaping
- Re-grade
- Disposal
- Move Pumps

- Re-install Landscaping
- \$9,875

### **Asphalt**

- Targeted Removal
  - Re-grade
  - Rock and Repack
  - Other Repairs
  - \*\*\*\*\*
  - Re-install
- \$6,400

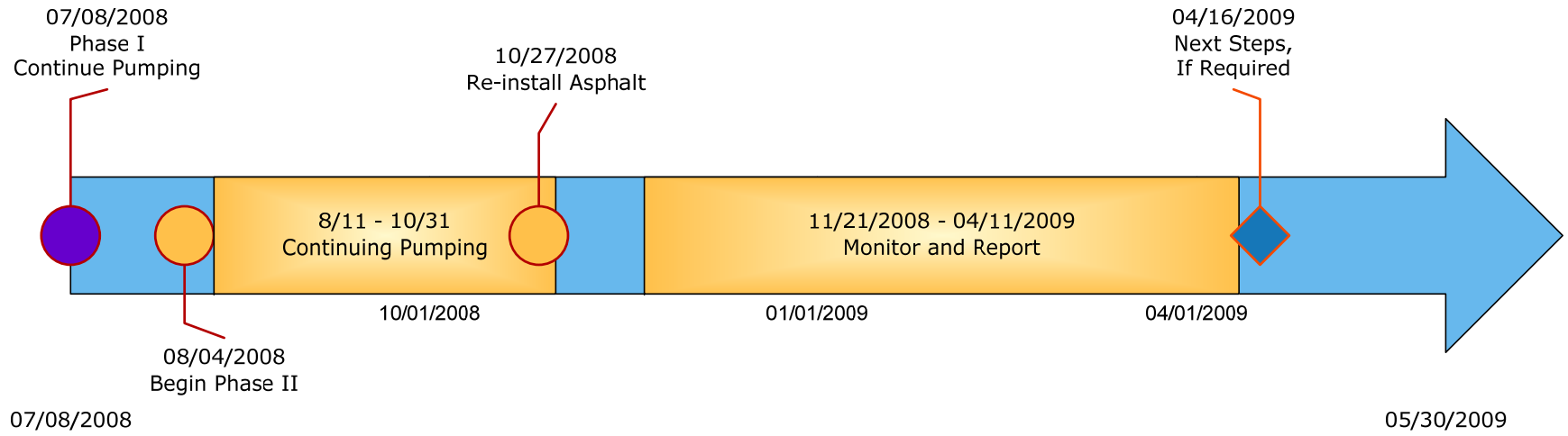
### **College City**

- Set-up Meeting
- \$5,000 Contribution?

### **Capital Expenditure Budget**

- \$8,200 for Seal Coating
- \$1,500 for Landscaping Behind 4-Plexs
- \$1,500 Tree/ Shrub Replacement

# Implementation Timeline



## **Pet Damage Update**

Rabbe reported that all pet damage has been successfully corrected.

## **Reserve Analyst**

Rabbe opened discussion about questions on the reserve analyst information that was handed over to the Board for consideration in May. The Board tabled this discussion until the July meeting.

## **Satellite Dish Locations**

Rabbe reported that 1524 has relocated their dish to its proper position on the roof. 1522 has petitioned the Board to keep their dish in its current position. The Board discussed and agreed that even though they understand the homeowners' position, they have no record to validate that permission was granted by College City, they do not want to set the wrong precedence for other homeowners in the Association and they wish to treat everyone equally. The Board decided to have Platinum Plus respond to the homeowners and ask them to contact the satellite dish company, find out the cost for moving the dish and schedule a time to have the dish moved into its proper position. Once they know these details they should inform the Board. The dish should be moved no later than 07.16.2008.

## **Email Correspondence**

Smedsrud requested that email correspondence for Board issues have a response time of 24 hours, so that urgent items can be discussed and action taken, if necessary, in a timely manner.

The meeting was adjourned at 6:56 p.m.

Respectfully Submitted,

Angela M. Rabbe  
Platinum Plus Management LLC

**\*\* Next Meeting: 16 July 2008, 6 p.m. at 1510 Independence Drive \*\***