



## **Liberty Park Condominium Association**

### **Board Meeting**

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**Monday, March 17, 2008, 6 p.m.  
Karin Smedsrud Residence (1564)**

In Attendance:

Board – Karin Smedsrud (1564), Britt Ackerman (1515), Jennifer Wallager (1615), Helene Haapala (1582)

Property Managers – Angela Rabbe (1510)

President, Britt Ackerman, called the meeting to order at 7:05 p.m.

### **Accounts Payable**

Angela Rabbe presented receipts from Menards for light bulbs. Board approved reimbursement.

### **Accounts Receivable**

Rabbe reviewed receivable dues from delinquent units. Delinquent units include 1532, 1552, 1558, 1562, 1578, 1574 and 1603. Rabbe informed that the bank will pay up the dues of 1532. 1558 is in foreclosure.

### **Property Management Discussion**

Rabbe informed the Board that she and Rhonda Rowe (Platinum Plus Management) have agreed to all proposed contractual changes and agree to accept the offer to manage the Association's property. The only issue outstanding, per Rabbe, is the proposed excused performance clause. The Board requested that it be stricken but Platinum Plus preferred to keep it in. A detailed discussion was held, whereby it was determined that the issue was actually non-related to the language of the clause. Rather, the issue was to determine proper procedure in case of an emergency. Ackerman stated that the proposed excused performance clause is non-related to the issue, so should be left out. Rabbe agreed to draft up some new language which is applicable to the issue.

### **Property Management Discussion**

In preparation for warmer weather, Rabbe stated the action plan to deal with pet damage this year. Rabbe and Rowe will initiate personal contact with all affected homeowners. They will also conduct a walk-around assessment. In the past, affected homeowners have been given an option to fix the damage themselves. Ackerman was concerned that damage not be assessed until the grass had enough time to green, so that pet damage could be differentiated from natural winter damage. Property Management plans to take this into consideration.

### **Foundation Issue**

Rabbe provided update on foundation issues. She will call Keith Pumper to get Phase I going; digging of holes and pumping out water trapped underground. Rabbe also provided a complaint from resident at 1562 regarding all of the interior and exterior issues. 1562 is experiencing: asphalt heave; crooked front door slab; baseboard heave (frosty along baseboards during winter); crack in the master bedroom wall; nail pops; increasing size of cracks in garage sheetrock; and inability for snow melt to flow out of garage. 1554 relayed to Rabbe that they refuse to bear expense for fixing these issues. Ackerman stated that all interior work was exclusively the responsibility of the homeowner, and not an issue with which the association can deal.

Rabbe also stated that the exterior landscaping may need to be built up to fix the grade outside of units, to promote more effective run off away from properties. The decision was made to get Phase I going as soon as possible, and to let Keith Pumper know that timely response is imperative. Because Phase I was supposed to be completed last fall before the frost, it is not acceptable for the work to get put off any longer.

### **Garage Lighting**

Rabbe informed that some units repeatedly need replacement bulbs, but others have no problems. This will be monitored.

### **New Renters**

There will be new renters in units 1500 and 1528. These are units owned by Rick Pavek.

Meeting was adjourned.

Respectfully Submitted,

Britt Ackerman, President