



## **Liberty Park Condominium Association**

### **Board Meeting**

**Wednesday, October 29, 2008**  
**Home of Angela Dee**

#### **Attendees:**

Board: Karin Smedsrud (1564), Helene Haapala (1582), Britt Ackerman (1515), Cyndy Janer (1520)  
Homeowners: Angela Dee (1510), Rhonda Rowe (1530)

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

Agenda – approved.

Meeting Minutes – approved.

#### **Financial Update**

Rowe provided the September financial update (as of 09.30.2008) as well as accounts payable. A CD will come up for renewal in December. PlatinumPlus will move this money to the money market account until the Reserve Analysis is complete.

Dee reviewed receivable dues from delinquent units. Delinquent units include: 1562, 1558 (foreclosure – sent statement; bank will pay immediately), 1578 (foreclosure – sent statement; bank will pay at closing), 1505 (foreclosure – sent statement; bank will pay at closing), 1552, 1536, 1615, 1566 (foreclosure; in redemption period). PlatinumPlus will send certified letters to 1562 and 1536 regarding their past due account. PlatinumPlus will continue to follow-up on delinquent accounts as appropriate.

1603, 1532, 1548 have sold and closed during September and October.

#### **Update on Building 1544 to 1562 Project: Phase II**

Items to be completed:

- Applying flexible sealant at doorways and thresholds as appropriate – *to be completed by Dee.*
- Adding hinged downspouts to all downspout extensions – *to be budgeted for 2009 for entire Association.*
- Seal coating – *to be completed by Reynold's Asphalt, summer 2009.*

#### **Reserve Analysis**

The Reserve Analysis agreement with Reserve Advisors has been signed and down payment placed on services. Reserve Advisors has been in contact with PlatinumPlus to start the process of collecting information and scheduling the on-site review.

#### **Summer Maintenance Update**

Items to be completed:

- Turn off irrigation system – *completed by Dee.*
- Blow-out irrigation lines – *to be completed by 11/1 (DLC Irrigation).*
- Clean-up leaves – *to be completed by 10/31 (God's Country).*
- Trim shrubs – *to be completed week of 11/10 (God's Country).*
- Remove 2 evergreens by 1582; replace with one – *to be completed week of 11/10 (God's Country).*

PlatinumPlus has verified with God's Country that treatment for the Ferry Ring around building 1564 through 1582 was mixed in with the spraying and fertilization that took place in September. They will apply another treatment along with overseeding in the spring in an effort to kill the fungus and thicken the grass growth around the building.

## **Street Signs**

Rowe has requested basic design suggestions and then a quote from a Minneapolis-based company.

## **God's Country Contract**

Renewal of the God's Country contract effective Nov. 1, 2008 through Oct. 31, 2009 was approved. Platinum*Plus* will finalize the contract with God's Country and continue to manage Liberty Park's relationship with them.

The meeting was adjourned at 8:04 p.m.

Respectfully Submitted,

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

**Next Meeting:** December 3, 2008, 6 p.m. at 1510 Independence Drive.