



Liberty Park Condominium Association

Board Meeting

Wednesday, 01 July 2009
1510 Independence Drive

Attendees:

Board: Karin Smedsrud (1564), Britt Ackerman (1515), Michael Strand (1532).

Property Managers: Angela Dee (1510), PlatinumPlus Management LLC, Rhonda Rowe (1530), PlatinumPlus Management LLC.

President, Britt Ackerman, called the meeting to order at 6:33 p.m.

Agenda – approved.

Meeting Minutes – approved.

Financial Update

PlatinumPlus presented the June financial update as well as a report on the budget. Smedsrud has been auditing the financials monthly as part of the ongoing check-and-balance process in place. No discrepancies were noted on the financials; irrigation charges will be broken out separately as they are line item on the budget. Delinquent accounts were updated as follows:

1503 – foreclosure; pending sale.

1536 – foreclosure

1544 – foreclosure

1562 – homeowner has defaulted on payment plan; file lien.

1552 – bankruptcy; **ACTION:** Ackerman – determine if we have any recourse.

ACTION: PlatinumPlus – correspond with 1562 to bring them back on track with payments; file lien.

ACTION: PlatinumPlus – file lien at 1552.

Building 1544 to 1562

Dee continues to work with retained attorney as well as engineer.

2009-2010 Insurance Rates

- 🌸 2008-2009: \$25,776.00 Annual Premium
- 🌸 *Original* 2009-2010: \$26,878.00 Annual Premium
- 🌸 *Negotiated* 2009-2010: \$25,600.00 Annual Premium
- 🌸 Items to note:

- 100% replacement cost coverage reduced overall premium
- Increased property limit from approx. \$12 million to \$14 million.
- All other coverage remains the same.

Other Business

The owner of 1524 has asked that the Board note in the meeting minutes that her air conditioner unit sustained damage in 2006 from a mower when Northfield Property Services was the property management company and the service provider. Dee stated that she remembers that this was reported to Northfield Property Services and the company agreed that it was their liability to fix. The AC unit functions without any issues, but the damage was never corrected.

The owner of 1522 has requested that gutters and eaves be installed on the back of the 4-plex units, and provided a quote. Ackerman asked Platinum*Plus* to obtain additional bids in the following manner:

1. Gutters and eaves on all 4-plexes in the Association;
2. Gutter extensions for all buildings in the Association (budgeted for 2009); and
3. Both 1 and 2 (is better pricing available?).

ACTION: Platinum*Plus* – obtain bids and report back to the Board via email.

1526 has experienced a rodent issue and the exterminator is scheduled. There are two potential causes to the rodent issues: 1. a hole underneath the air conditioner unit, and 2. the water meter door. Pending the exterminator's findings, the Board may need to address the water meter door to ensure that it is properly sealed.

The Board discussed home-based businesses in the Association and will investigate city code and ordinance for these businesses as well as Association rules and regulations.

Strand met with the owners at 1572 to discuss ongoing concerns around the Association including:

- Bubbling siding on the west end of the Association. **ACTION:** Strand – consult with a professional for potential causes and solutions.
- Health of evergreen on the grass boulevard adjacent to the unit.
- Lack of plantings around the north side of the front entrance.
- Overflow parking areas throughout the Association being used by homeowners too frequently.
- Building 1544-1562 – cause and solution to the issues.

All issues were noted by the Board and they will continue to monitor.

1513 reported some dead spots in the yard. **ACTION:** Platinum*Plus* – contract soil and seed to be performed.

The meeting was adjourned at 7:46 p.m.

Respectfully Submitted,

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

Next Meeting: September 2, 2009, 6:30 p.m. at 1510 Independence Drive.