



## Liberty Park Condominium Association

### Board Meeting

Wednesday, 04 March 2009  
1510 Independence Drive

#### Attendees:

Board: Karin Smedsrud (1564), Helene Haapala (1582), Britt Ackerman (1515), Michael Strand (1532), Jennifer Wallager (1615).

Property Managers: Angela Dee (1510), Platinum*Plus* Management LLC, Rhonda Rowe (1530), Platinum*Plus* Management LLC.

President, Britt Ackerman, called the meeting to order at 6:36 p.m.

Agenda – approved.

Meeting Minutes – approved.

#### Financial Update

Platinum Plus presented the year-end financial report. Corrections will be made, sent to Board for approval, and sent to all homeowners. January and February reports were presented.

Corrections from the year end report will be applied and sent to the Board. Accounts Payable and Accounts Receivable were presented. Delinquent accounts were updated as follows:

1505 – foreclosure, sold & closed on 2/27.

1536 – 3 attempts to contact owner with no response; lien filed.

1552 – homeowner intends to make payment-in-full by April.

1544 – foreclosure

1562 - payment plan arranged, approved by Board.

1578 – foreclosure, sold with tentative closing 3/30.

1566 – activity reported.

**ACTION:** Platinum*Plus* – correspond with 1562 to discuss Board's payment plan as follows:

- Homeowner will make double Association Dues payments until account is current.
- Future late fees will be deferred as long as arrangement is adhered to, however the late fees applied until present will need to be paid.
- If arrangement is not adhered to, Board will file a lien on the property.

**ACTION:** Platinum*Plus* – there is a CD coming due in April. The Board requested that Platinum*Plus* obtain the best rate and roll funds into new 10-12 month CD.

#### Building 1544 to 1562

Legal options regarding building 1544 to 1562 were discussed. Dee has spoken with an attorney who indicated the Association has 3 years from the date of report a potential issue to service notice of claim to the contractor. Ackerman thought the statute may only be 2 years and the Board agreed that further investigation was necessary. Ackerman appointed Strand and Haapala to have a conference call with the attorney to learn about the options available, costs involved and recommended next steps. Dee will facilitate the call; Strand and Haapala will report back to the Board via email.

#### Spring Clean-up

Spring clean-up initiative will begin in early April. Platinum*Plus* will follow the 2008 procedure for clean-up and replacement of areas damaged by pets.

#### Winter Maintenance

The snow event that occurred on 2/26 was discussed. Due to the fact that it was an unusual storm with large quantities of snow falling in a short period of time, numerous homeowners had problems getting into the Association and their driveways. Looking at the contract with God's Country, it was decided that they provided the services according to the agreement.

The meeting was adjourned at 7:52 p.m.

Respectfully Submitted,

Rhonda Rowe, Property Manager  
Platinum*Plus* Management LLC on behalf of  
Liberty Park Condominium Association

**Next Meeting:** may 6, 2009, 6:30 p.m. at 1510 Independence Drive.