



Liberty Park Condominium Association

Board Meeting

**Wednesday, 04 November 2009
1510 Independence Drive**

Attendees

Board: Karin Smedsrud (1564), Britt Ackerman (1515), Michael Strand (1532), Helene Haapala (1582).
Property Managers: Angela Dee (1510), PlatinumPlus Management LLC, Rhonda Rowe (1530), PlatinumPlus Management LLC.

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

Agenda – approved.

Meeting Minutes – approved.

Financial Update

PlatinumPlus presented the October 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. Delinquent accounts were updated as follows:

1503 – foreclosure; sale complete.

1536 – foreclosure; sale complete.

1544 – foreclosure; sent financial statement to the bank.

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

Overall delinquent accounts have been significantly reduced since the beginning of the year!

2009–2010 Maintenance Contract

- Contact has been renewed for 2009/2010.

Gutter & Downspout Extensions

- Installation and work has been completed on 03/Nov.

Insect (Wasp) Control

- After a question from a homeowner regarding wasp control, the Board has reaffirmed their earlier statement that insect control is a homeowner responsibility. Additionally, given the time of year, no action will be taken on insect control at this time, as we will likely experience a hard freeze within the next couple of weeks.

Irrigation Update

- Lines have been blown out and winter preparation completed.

Garage Lights

- Garage lights have been replaced throughout the Association. Additionally, the City has been notified on the burned out light pole in front of 1508.

Roofing Work

- PlatinumPlus received several reports of leaking roofs after the rainfall that occurred on 8/18. PlatinumPlus followed up with Blesener's Quality Exteriors to perform repairs as well as an overall

inspection of the roofs in the Association. Blesener's will be in Liberty Park to repair the roofs on the following units on 08/Sept and perform the inspection: 1613, 1574, 1603, 1615, 1611, 1518, 1566 and 1513.

- Blesener's Quality Exteriors has completed a second round of roofing work which included some additional repairs to roof vents, etc. and also some preventative maintenance on 02/Nov.

Building 1544 to 1562

- Platinum*Plus* continues to work with retained attorney as well as engineer.

Annual Board Meeting

- There will be 3 open Board positions for election in January. Notification of the meeting will be sent to homeowners by 30/Nov.

2010 Budget

- Due to the continued increase in expenses as well as legal expenses, the Board considered and approved a monthly dues rate increase of \$10. **The new monthly dues rate of \$180 will be effective January 1, 2010.**

2010 Property Management Contract

- Platinum*Plus* presented a contract renewal for 2010 at the same rate and the same terms and conditions as the 2009 contract. The Board approved and signed the 2010 contract which is effective 01/Jan.2010 through 31/Dec.2010.

Respectfully Submitted,

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

Next Meeting: **ANNUAL MEETING: 06/Jan.2010, 6:30 p.m. at Bethel Lutheran Church**