



Liberty Park Condominium Association

Board Meeting

Wednesday, 02 September 2009
1510 Independence Drive

Attendees

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

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

Homeowners: Vince Sommer (1519), Gretchen Baune (1511), Shirley Hansen (1507), Bill Melby (1609).

President, Britt Ackerman, called the meeting to order at 7:03 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. Delinquent accounts were updated as follows:

1503 – foreclosure; pending sale.

1536 – foreclosure; pending sale.

1544 – foreclosure; sent financial statement to the bank.

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

1552 – bankruptcy; homeowner has requested balance. **ACTION:** PlatinumPlus – write off balance prior to April 2009.

2009–2010 Maintenance Contract

Contract with God's Country Nursery & Design, Inc. approved for renewal.

The Board would like the following discussed with God's Country:

- Arrival on-site to plow after 1.5" of snow has fallen even if it is still snowing;
- Back-up speed during plowing; and
- Lifting plow blade at end of streets to minimize tear-up.

Building 1544 to 1562

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

Overflow Parking

Several homeowners have reported that cars are parked for extended periods of time in the overflow parking areas as well as at the end of each street. While the overflow parking areas are not specifically designated for visitors only, they are not designed to replace parking in the garages or driveway for homeowners. **ACTION:**

PlatinumPlus – generate a newsletter to be sent out to all homeowners covering the following topics:

temporary/ visitor parking, overflow parking, parking arrangements during the winter and/ or snow events, annual meeting, board positions up for reelection.

Gutter & Downspout Extensions

PlatinumPlus has requested quotes from 2 gutter contractors to install hinged downspout extensions as needed throughout the Association as well as install gutters along the back of the 3 4-plex units in the Association. PlatinumPlus has received one quote and is waiting for the other. Once received, PlatinumPlus will email them to the Board for final decision.

Awning Request

The homeowners at 1520 have requested to install an awning along the back of their unit. The Board has declined this request as they do not wish to set precedent for future requests of this type. The current Association Rules and Regulations prohibit awning installation. **ACTION:** PlatinumPlus – return Board’s decision to the homeowners at 1520.

- N. No shades, awnings or window guards shall be used except as shall be approved by the Association. Draperies or curtains must be installed by each owner or occupant on all windows of his unit and must be maintained in such windows at all times.

Roof Inspection

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 9/8 and perform the inspection: 1613, 1574, 1603, 1615, 1611, 1518, 1566 and 1513.

The meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

Angela Dee, Property Manager
PlatinumPlus Management LLC on behalf of
Liberty Park Condominium Association

Next Meeting: November 4, 2009, 6:30 p.m. at 1510 Independence Drive.