

Minutes of Board Meeting

October 11, 2014

Call to Order

Board meeting called to order by Brian at 11:25 AM

Attendees

Brian & Tracy Ulmer

Charlie Cerda

Gerard Krier

Current Special Assessment

Discussion about lack of payments received so far on the special assessments. Units are harder to sell with outstanding special assessments. Due on the 15th. After the 15th, letters will be sent with late fee schedule, and legal action will be taken eventually. Next board meeting is in January - possibility that they show up at the board meeting to get more information, if they haven't paid by then. Discussed the possibility of making payments. This isn't preferable, since the money is needed sooner rather than later, and others have already paid in full without payments. Board is open to payments on a case-by-case basis, with interest. Prefer that people call to discuss this if they need that option.

Rent for Unit 17

Raising the rent in unit #17 - Charlie's fiancée's parents. Good tenants, want to retain. Rent is currently at \$700. Brian proposes raising to \$750. Charlie says tenants are requesting carpet repairs and new paint in the unit. Board agrees to raise rents to \$750 for 12 months, if we don't have to replace the carpet when we do the sewer repair. If we do have to replace the carpet, we'll raise to \$800 after 6 months. HOA will buy the paint and tenant will paint it. HOA will send a letter that rent is raised to \$750 starting 1/1/15.

Bed Bugs

Putting bed bug policy in the bylaws - discussion about whether this requires a meeting of all owners. Brian understands that the board has this power. Gerry will look at the documents, and see what it says, for discussion at the next board meeting. Charlie questioned what the documents would say about bed bugs, if we were to make changes. Brian suggests looking at verbiage in other association's documents. Charlie will ask A1 how much he charges to inspect for bed bugs when he comes out to treat every month.

Adjournment

Meeting adjourned at 11:53 AM.