

# **Lagoon Board of Directors Meeting Minutes August 14, 2010**

**Directors in Attendance:** Bill Tolbert (by phone), Bob See, Denny Geer, Sue Gunn, Jim White and Michele Regis. A quorum was present for formal voting.

**Homeowners in Attendance:** Ken Jurgens (727B), Larry and Xan Williams (747D), Bill Benson (727E) and Jim Starbek (723-D)

**All Others Attending:** Norman Romero, Lagoon Manager

The meeting was called to order at 10:00am.

**Old Business:** Broken Chair Fine Unit (749-1A) – Upon motion duly made and seconded, with a unanimous vote approving, it was:

**RESOLVED**, to reduce the fine for the broken chair in the amenities building from \$150 to \$75.

Water Shut Off Valve Relocation (Unit 741-D) – The valve will be relocated outside of the area of the central boiler room.

Furnace Inspection (Unit 766-A) – The garage furnace was inspected by the Fire Department for carbon monoxide leakage and was red-tagged. Owner Buckstein is arranging for a repair which will be inspected by the Town of Frisco.

**Employee Problems** – The Board determined that two individuals retained for temporary work were not properly documented which resulted in their immediate termination. All future new hires will only be done thru AdvantEdge or a similar Professional Employee Company that provides all required verifications and insurances.

**Manager's Report** – Buildings 740,736,732,722,718,723 and 725 were sanded, primed and painted as needed. Doing this work in-house resulted in a substantial cost savings. A leaking roof was repaired over Unit 749-3D. Grass was cut once per week. Natural areas will only be mowed at the request of homeowners. Three temporary employees were hired during the last week of July and Mike Hill's last day was August 13. The Board directed Norm to not deliver a final paycheck until the employee exit form is completed and signed by Mike. Norm attended the Public Trustee's foreclosure sale for Unit 722-D. The bank now owns this unit.

**New Business:** Gutter Replacement – Norm obtained estimates for gutter replacements for Buildings 749, 754 and 742. Upon motion duly made and seconded, with a unanimous vote approving, it was :

**RESOLVED**, to expend a maximum of \$5,000 for gutter replacement for buildings 749, 754 and 742.

Heat Tape – Upon motion duly made and seconded, with a unanimous vote approving, it was: **RESOLVED**, to expend \$9,000 of for heat tape replacement on 6 buildings.

Asphalt Repair – Norman had obtained bids for asphalt crack repair throughout the complex and 4 new parking spaces. The low bid was \$10,500. Sue will seek another bid from the asphalt vendor she used on the 701 construction.

Bat Problems – The Board has purchased 5 bat houses in an effort to displace the bats from buildings in the complex. A bat contractor did major clean-up and building plugging several years ago and no significant bat residues currently exists. Remedies discussed included building more bat houses, relocation of the bat house near the pool fan and the use of sound devices and chemicals.

Owner Assistance – Owners were asked to help recruit an additional maintenance team member and a new office manager.

**Financial Matters:** Mike Kurth was absent from the meeting. The Board will request Mike to have a bookkeeper attend future Board meetings if he will be absent.

The 2009 financials were closed out. Denny noted errors in the current budget reporting and will get with Mike to see that the annual budget is carried over. Denny will also check into why we apparently fell behind in the posting of account receivables. Denny will contact Mike Kurth to ensure that owner/CPA Keith Crichton is doing monthly reconciliations on the HOA bank accounts.

**Other Issues:** The Board received an inquiry from Robert Franken concerning the foreclosure proceeding on Unit 722D. The Board has no further information on the matter and will request Mike Kurth to file a lien.

Slippery tiles around hot tub – The deck was reported to be slippery around the two hot tubs and the trek steps need treads. Norm will look into step treads and replacing the old mats.

Jim Starbeck noted that there is a leaning tree in the circle by the tan buildings and suggested that it be straightened using cables. Norman agreed to give it a try.

Annual Meeting Minutes – Sue will make sure that the "draft" annual meeting minutes are posted on the website.

There were no additional business items to discuss and the meeting was adjourned by the acting meeting Chairman at 11:30am.

The Board agreed to a new meeting time schedule at 6:00pm on the second Sunday of each month. The next meeting of the Board is scheduled for Sunday, Sept 12<sup>th</sup>, 2010 at 6:00pm.

Approved:



President