

THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 5, 2004

The following Directors were present:

Mike Zimmerman
James Call
Gloria Kron

Also present were homeowners: Ed Enders, Lillian Lack, Earl Metier.

A quorum being present, the meeting was called to order by the President, Mike Zimmerman, at the hour of 6:32 p.m.

The minutes of the May 27, 2004 Board of Directors meeting were distributed and reviewed. James Call moved to approve the minutes as written. Gloria Kron 2nd the motion. The motion was approved.

Current receivable report was reviewed. Gloria Kron moved to approve the receivable report as presented. James Call 2nd the motion. The motion was approved.

July financial reports and reserve analysis were distributed and reviewed. A brief discussion was held on a possibility of including insurance into the budget next year. James Call moved to approve the financial reports. Gloria Kron 2nd the motion. The motion was approved.

Gloria Kron reported on the current status of the wallpaper selection. A design has been selected. It was decided to place it in the newsletter and ask homeowners for feedback.

Correspondence for the Association was reviewed.

Mike Zimmerman reported that there was no progress on a leak in his unit.

The managing agent reported that a new quote to include worker's compensation insurance was not submitted by the janitorial contractor. Gloria Kron moved to drop the issue. James Call 2nd the motion. The motion was approved.

The next item of business was the exhaust system cleaning. The proposal from J&K Powervac was reviewed and discussed. Gloria Kron moved to approve the proposal and to levy a special assessment against all units, provided the information will be placed in the newsletter, advising homeowners of approximate amount of the assessment, date this will be done. The assessment will not go into effect until either the job is done or October, whichever comes later. James Call 2nd the motion. The motion was approved.

A proposal from Simplex Grinnel to repair the fire alarm system was reviewed. Gloria Kron moved to approve the proposal. James Call 2nd the motion. The motion was approved.

Earl Metier reported that there was a broken window in his unit. The windows are the responsibility of the unit owners.

Ed Enters reported that Chilkoot Charlies has been violating the Municipal noise ordinance. The managing agent was asked to send a letter to the Municipality of Anchorage regarding this.

The next meeting of the Board of Directors will be held on Wednesday, October 6, 2004 at the hour of 6:30 p.m. in the 2nd floor conference room.

Comments were made that the railroad ties on the north west parking lot were deteriorating. The managing agent was asked to have them replaced with concrete curbs.

Being no further business to come before the Board to discuss at this time, the meeting was adjourned at the hour of 8:05 p.m.