

**THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 28, 2003**

The following Directors were present:

Gloria Kron

Mike Zimmerman

Mary Ellen Gordian

Also present was homeowner Ed Enders.

A quorum being present, the meeting was called to order by the President, Gloria Kron, at the hour of 6:13 p.m.

The minutes of the June 4, 2003 Board of Directors meeting were distributed and reviewed. Gloria Kron moved to amend the minutes as follows: "Amend motion to approve the elevator contract to include a price of \$650 per month; Amend motion to approve carpet replacement to include a contract price not to exceed \$15,000; Add a sentence to a paragraph regarding ACS's proposal to include an original lease price of \$600 per month". Mike Zimmerman 2nd the motion. The motion was approved. It was decided to make sure that motions made in the future include a dollar value.

The July receivable report was reviewed. Mike Zimmerman moved to deposit unit 407's outstanding balance of \$3,587.74 plus accrued charges directly into reserves when received. Mary Ellen Gordian 2nd the motion. The motion was approved.

The July financial reports and reserve analysis were reviewed. A brief discussion was held on the reserve analysis and a possibility of transferring funds from one reserve item to another to eliminate shortage in some reserve items.

Unit 300 leak. Gloria Kron mentioned that the painters who painted Inlet Towers Hotel are able to caulk at heights. It was decided to contact them to see if they would be able to resolve the leak in unit 300.

Full service elevator maintenance contract was signed with Otis Elevator at a contract rate of \$650 per month, which is to be effective as of September 1, 2003.

The managing agent gave a brief report on ACS roof lease agreement. Peter Lekisch, attorney, has reviewed the contract and suggested some changes/additions, which were incorporated into the contract. Mary Ellen Gordian moved to have the funds received from this lease go directly into reserves. Mike Zimmerman 2nd the motion. The motion was approved. The roof lease contract was signed at a contract price of \$750 per month plus a one-time installation fee of \$500.

Ed Enders reported on the carpet replacement. Two units' (305 & 407) doors thresholds were not done as they were not able to contact the owners/tenants. The remaining balance on the contract is \$9,421.06.

A proposal from Otis Elevator to investigate/repair firefighters service was reviewed. A discussion was held on budgeted funds availability. It was noted that there was a payment made to Sunshine Window Cleaning for \$1,250, which was posted to building maintenance. This expense should have been posted to Window Cleaning budget line item. The managing agent was asked to transfer \$1,250 from Building Maintenance to Window Cleaning. Mike Zimmerman moved to approve the proposal from Otis Elevator at a price not to exceed \$1,200 and to post a payment for this work to Building Maintenance. Mary Ellen Gordian 2nd the motion. The motion was approved.

A brief discussion was held on snowplowing. It was decided to stay with Inlet View Services, payments are to be made on a per plow basis. The Board was dissatisfied with their services last year on one or two occasions. The managing agent was asked to make sure that Inlet View is aware of last year's problems.

The Board discussed sweeping. Mike Zimmerman moved to have the sweeping done at a price of \$275. Mary Ellen Gordian 2nd the motion. The motion was approved.

Ed Enders presented information from North Star Community Council. One of the police officers would like to be advised of "areas of concern to community, areas of numerous police calls, traffic problem locations, and problem structures and/or vehicles". A discussion was held on the issue and the managing agent was asked to send a letter to the officer and a copy to the North Star Community Council, advising them of a noise problem coming from Chilkoote Charlie's and of homeless people gathering in the alley way to the north of the Association (Dahl Lane).

The next meeting of the Board of Directors will be held on Thursday, October 23, 2003 at the hour of 6:00 p.m. in the 2nd floor conference room of the Association. The purpose of this meeting will be to develop operating budget for the next fiscal year.

The annual meeting of the Association will be held on Thursday, November 20, 2003, at the hour of 6:00 p.m. in the 2nd floor conference room.

Being no further business to come before the Board to discuss at this time, the meeting was adjourned at the hour of 8:30 p.m.