

**THE WORONZOF CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 6, 2004**

The following Directors were present:

Gloria Kron
Ron Cooper
James Call

Also present were homeowners Ed Enders and Lillian Lack.

A quorum being present, the meeting was called to order by the Vice President, Gloria Kron, at the hour of 6:34 p.m.

The minutes of the August 5, 2004 Board of Directors meeting were distributed and reviewed. James Call moved to approve the minutes as written. Ron Cooper 2nd the motion. The motion was approved.

The current receivable report was reviewed. James Call moved to approve the receivable report. Ron Cooper 2nd the motion. The motion was approved.

The September financial reports and reserve analysis were distributed and reviewed. Ron Cooper felt that some of the common expenses were not fairly allocated to the units he owned.

A brief discussion was held on the future duct cleaning. James Call moved to create a reserve line item for the duct cleaning. The budgeted expenses would be \$15,000 and the cleaning would be done every 10 years. Ron Cooper 2nd the motion. The motion was approved.

Correspondence for the Association was reviewed. The managing agent was asked to submit one more complaint against Chilkoot Charlies to the Municipality of Anchorage.

A brief discussion was held on the wallpaper replacement. It was decided to table the issue until a new Board is elected.

A memo from Simplex Grinnell regarding the fire alarm repair was reviewed. Ron Cooper moved to authorize additional expense to troubleshoot the fire alarm as per the memo. James Call 2nd the motion. The motion was approved.

Ed Enders reported that someone has been using the 4th floor garbage chute room for storage of personal items. It was decided to place a note on the door, requesting that the items be removed within 7 days.

Ed Enders reported that shrews were seen in the basement. The managing agent was asked to obtain 3 quotes to take care of this.

Ed Enders reported that there were pigeons between the Woronzof building and the building next door. A possibility of blocking the area with “chicken wire” was discussed. It was decided to check with pest control and a hunter’s association to see if they’ll take care of the problem.

Lillian Lack reported that there was still a problem with ventilation in her unit 502. It was decided to ask J&K PowerVac to look into it.

The next item of business was the janitorial services. Proposals submitted were distributed and reviewed. Ron Cooper moved to approve a proposal from The Cleaning Company at \$750 per month. James Call 2nd the motion. The motion was approved. It was decided to sign a 1 year contract with them.

The snowplowing proposals were reviewed. James Call moved to approve a proposal from Inlet View Services. Ron Cooper 2nd the motion. The motion was approved. The managing agent was asked to make sure that the sidewalk on the south side of the building did not get plowed over.

The Board of Directors will be holding a budget meeting on Tuesday, November 16, 2004 at the hour of 5:00 p.m. in the 2nd floor conference room.

The annual meeting of the Association will be held on Tuesday, November 23, 2004 at the hour of 6:00 p.m. in the 2nd floor conference room.

James Call moved to levy an administrative assessment of \$50 per unit. The assessment will be refunded to those who either return their proxy or attend the annual meeting. Ron Cooper 2nd the motion. The motion was approved.

Being no further business to come before the Board to discuss at this time, the meeting was adjourned at the hour of 7:45 p.m.