

Hakone Regime meeting
Saturday, July 1, 2006 2 pm

Florrie Paige was appointed the secretary to take minutes from the meeting.

Present for the meeting were: Mike Sinz H7, David Kenley H20, Florrie Paige H13, and Ed and Amy Siegel new owners of H4. (email aesiegel@comcast.net)

David Kenly was re-elected to serve as regime director.

H11 has an 18 yr. old hot water heater. Do we need to do anything about this?

From last year – we are still waiting for more information on electronic door locks; everyone agreed that one lock on two bedroom units makes no sense. Florrie will speak with Butch about which doors need to be replaced and confirm the price for us.

Replace Hakone sign and relocate in front of gas tank. (Kimberly was getting a price on the sign.)

Mike is working with Phil to replace the lights on the decks to all match. Florrie will talk with Phil about credit for the mismatched deck lights. The lights over the steps on each side are also being replaced and will match the deck fixtures but not be identical. h side. Fluorescent fixtures are being considered but need to match style. Florrie will talk with Phil about credit for the mismatched deck lights.

Paint fence in Spring 07 instead of 2008. (Check corner piece at Hakone 1)

Trim bushes along H16 end of the building.

Decks are mostly painted but some additional work is needed on decks, outside shingles, and columns as well as the underside of some others.

Emergency lights look terrible. They don't match and some do not look professionally installed.

Replace window sills in each lobby. (They are carved with graffiti.)

Replace lobby carpet? Place a "water hog" type mat on top step on each side outside?

Stain benches to match signs

Repair outside stair riser on 13-24 side- damaged by snow shoveling with "bobcat".

Paint laundry hampers where workers have written on them. New labels needed?

Refinish hallway doors, Paint trim gray?

Replace the "spacer" in the stairway and paint to match the stairs.

Place an outside corner molding in lobby by stairway on H1-12 side.

An outside corner molding could be placed overhead, on the underside of the stairs going up, where skis hit.

Were stair treads moved forward from the 06 schedule? When were they done?

Sky light “chutes” need to be repainted.
Lock on water heater closet on third floor?

Public washer dryer closet are dreadful! They need to be painted, cleaned, and have new floors installed. Can a vent be installed over the door or a more open vent in the door?

Hallway cleaning is not satisfactory.

How much money does Camella owe to regime? Is there more to do than just lien?
There was a question about assessment for wifi in H 24.

From 2005:

Can we designate the entire building as smoke free?

The outside fence also needs to be painted. Was it done adequately the last time? Was it in 2002? It is not due to be done until 2008 but needs it now.