

Memo

August 4, 2010

To: Joe Ingram

From: Mike Rembish

Cc: Stu Blanton, Gene Walsh

Re: M1-20 Meeting Minutes

Attendees: M 2, 5, 7, 8, 9, 11, 13, 14, 15, 16, 17, 20

Acceptance of Previous Meeting Minutes: Robin Milstein, M 14

Financial Review: Stu Blanton reported that the regime currently has approximately \$78,000 in the bank and an additional \$18,000 in receivables. Approximately 30% of the receivables are tied up in one unit and that unit has been liened.

Election: The term for Mike Rembish is expiring. Mike agreed to stay on for an additional term. No other regime member submitted an application and no homeowners on the call objected to Mike Rembish staying on as a director.

Building Improvements:

Decks – All need to be re-painted. The staining was completed just before a rain storm and washed away on a number of decks.

Rot around windows – There is rot around windows on every level that needs to be addressed immediately and prior to staining.

Missing and replacement shingles – There are multiple shingles missing and a bunch that need to be replaced.

Dead bushes – There are dead bushes on the back side of the building that need to be removed. SNMC has been contacted multiple times with no response.

Entry way floors – Entry way floors need to be replaced. Look at Trex vs Pressure treated wood.

Rot near downspouts – There is considerable rot near the downspouts on each corner of the building.

Rot above ice dam – need to research to identify insulation and heat behind this area

Ants in units – Look at who is responsible. Possible extermination treatment around the perimeter of the building.

Exterior Lights – M16 light stays on all the time. Need to link the switch.

Door Color – Need to determine front door color so that all units are uniform.

Winter Parking:

Parking on Mountain View road is an issue with guests parking horizontally. Signs need to be installed stating "Parallel Parking for Mountainview 1-20 guests only"

Agent Services:

Mountain View 1-20 will continue with SNHA as the agent for the regime. Mike Rembish will contact the homeowners that have not paid the non-member management fee individually and encourage them to pay. If those owners still refuse, it will be turned over to SNHA to collect.