

Lafayette Greens Home Owners Association

Board of Directors

Minutes of Regular Meeting

November 21, 2017

1. CALL TO ORDER

President Tom Cook called the meeting to order at 6:30 p.m. at Unit 1213.

2. ROLL CALL

- a. Board Members
 - Tom Cook, President
 - Sarah Kulikauskas, Interim Vice President
 - Tim Heuser, Interim Secretary
 - Hiram Wolgemuth, Treasurer
 - Doug Child, Member
- b. Others Present
 - Carl Weakland, Association Manager

3. OPEN FORUM

Sarah reported that Comcast is claiming that the HOA is responsible for fixing an issue with loss of cable service on her building (B: 1210 – 1218). Apparently, Comcast installed an amplifier box and its power plug prevents the weatherproof cover on the exterior power receptacle from closing. When it rains the breaker trips and everyone loses service. This needs to be investigated to determine whose responsibility it is and get it fixed.

4. APPROVAL OF MINUTES

The minutes of the September Board of Directors meeting were approved as submitted.

5. UNFINISHED BUSINESS

- a. Request letter to Fair Energy for change in wastewater billing: Carl will deliver a copy on letterhead to Tom. Tom will get a quorum of director's signatures on the letter and send it to Fair Energy.

6. NEW BUSINESS

- a. An election of interim replacements for Donna Scott as Secretary and Lezlie Derber as Vice President was held. Sarah Kulikauskas was elected as Vice President and Tim Heuser as Secretary.
- b. A request from unit 1231 was received for the HOA to install a wall in their garage to separate the spaces for units 1231 and 1233. The request was discussed and rejected by the board.
- c. 2018 Budget: The proposed budget from Carl was reviewed in depth and changes made as appropriate. The major change was to increase the association dues by 4% as a result of inflation in operating costs over the past three years.
- d. Currently, the association website is missing a substantial amount of information: meeting minutes, meeting dates, and monthly financial information. Carl promised that the website would be brought up to date and maintained as required by new information.
- e. Tim and Doug will form a subcommittee to develop a more in-depth, long term plan for capital improvements and management of the reserve fund.
- f. The management contract for New Level Managers ends 11/30. The contract will be circulated to the board for comments and renewal. There will be no increase in fees.
- g. Concern was raised over the proportion of rentals in the association. Over 50% will create difficulties for new buyers applying to federal loan agencies. Carl will determine and provide the current proportion of rentals.
- h. The new owner of 1215 is reportedly planning to rent out the unit, not occupy it as was agreed when the loan was issued. If this proves to be true, the association should notify the lender.

- 7. **NEXT MEETING DATE.** The next Board meeting will be held as part of the 2018 annual owner's meeting. Target date is as early in February as we can get a venue.

8. Motions

Motion	Proposed By	Seconded By	Vote
Approve September meeting minutes	Tom	Hiram	Passed, All in favor
Reject the request from unit 1231 for a dividing wall in the garage.	Tom	Tim	Passed, All in favor
Accept the proposed budget as modified during the meeting.	Tom	Sarah	Passed, All in favor

9. Action Required

Action	Responsible Party
Send New Level Managers contract to board members with motion to extend until 11/30/2018.	Tim
Send a letter to 1215's buyer's lender about it being a rental rather than owner occupied as specified in the loan.	Tim
Complete letter to Fair Energy about change in wastewater charge algorithm. Carl will get hard copy to Tom who will circulate for signatures.	Carl, Tom
Next meeting will be the 2018 owners meeting. Target is as early in February as possible. Get a venue and use a Doodle calendar to set the date.	Tim, Carl
Provide the current proportion of rental units in the complex.	Carl
Provide the architectural drawings for the complex to Tim for scanning.	Carl
Website to be updated and kept current.	Carl
Investigate and resolve the issue with Comcast and building B.	Carl