

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.  
Minutes of the Meeting of the Board of Directors  
June 4, 2015

John Rasmussen called the meeting to order at 1:00 p.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	Joyce Morris, Director (via phone)
John "Randy" Kuhl, Treasurer	Earl Monari, Director
Carl Bauer, Director (via phone)	Chris Gourdie, General Manager
Thomas Leiser, Director (via phone)	
Glenn Norton, Director	

Richard Moore and Bryon Smith were absent.

The President announced a quorum was present and that the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

The minutes of the February 5, 2015 board meeting and February 24, 2015 insurance board meeting were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the February 5, 2015 and February 24, 2015 meetings stand approved as submitted.

Randy Kuhl then gave the treasurer's report. He indicated that he had reconciled all of the Association's bank statements with the balances on the balance sheet, and that all the numbers are accurate. He stated that the Association ended April with a surplus of income to expenses of \$14,404 for month and \$39,367 for the year. Operating cash was \$957,431 and cash in reserves totaled \$817,633, which includes a Property Insurance Fund balance of \$140,939. Reserve funds are up \$36,307 since beginning of the year.

Chris Gourdie then presented some highlights of the general manager's report. He stated that the maintenance on the multi-unit buildings is on schedule and that the carpenters are completing their fifth building for the year and starting on the sixth. As stated previously, the Association has had ongoing problems with sewer lines and will continue to spend money on them. Several issues occurred in the past few months, with 100 Holly Court and 201 Corner Lake being expensive repairs. Mr. Rasmussen questioned if we had other quotes for the repairs to the sewers. Mr. Gourdie explained that the Association had received other quotes and they had been much higher than All-Pro Plumbing, who is doing repairs for the Association.

Mr. Gourdie also stated that the Association has installed several brick retaining walls around property and a curb at Birch and Abbey Court to control erosion. The lighting project is still going on to preserve the light poles until the Association can build up the reserve for new light

poles. The woodpecker issue has kept the staff very busy trying to patch holes and trying new techniques to keep them away.

The landscaping crew has detailed 16 of the multi-unit buildings and cut back growth around 33 units of Lake Loft buildings. In addition to general irrigation maintenance the irrigation department has been installing new clocks for buildings on Burnway and Tennis Way. They also repaired 14 mainlines at buildings on Corner Lake, Burnway, Sherwood and Camelot Drive.

The Association installed a new bar code system for keys, which has made tracking unreturned keys much easier. The system is working great. Also, in an effort to keep the laundry rooms clean, the Association has provided lint disposal bags. To alleviate problems with people storing items in the storage closets without renting them, the Association has now secured vacant storage closets with a tag and new sign attached.

Mr. Gourdie stated that, as was requested at the last annual meeting, he has been doing research on the feasibility of requiring owners to drain hot water heaters when a unit will be vacant for a period of time. During his research, he learned that no one solution is ideal. New water heaters can be safely drained but older systems may spring leaks if drained. Based on the information he received, he does not recommend creating a policy to make owners drain their hot water heaters.

Mr. Gourdie and Brenda Richardson then reported on delinquent accounts. The Association received payment of overdue assessments for unit 5036 and the Satisfaction of Lien was recorded. The owner of unit 2366 had previously entered into a repayment agreement with the Association but hasn't kept the agreement, so the Association is recommencing collection actions. Ten units have sold since the last meeting.

The next item on the agenda was the termite treatment discussion. Mr. Goudie presented three different proposals for the ten-year termite treatment, as well as the cost for in-house treatment. After discussing all proposals, the board asked Chris to check further and present the information at the September meeting.

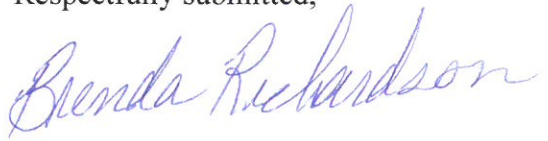
The next item on agenda was a proposal to change the design review policy and application with regard to light fixtures. Mr. Gourdie explained that since the Association has been replacing all exterior fixtures when doing preventative maintenance, that the design specifications to consider when owners wish to change light fixtures is no longer relevant. This was approved by Glen Norton and second by Earl Monari. The design review committee was then appointed for the year, wherein it was decided by consensus of the board that Glenn Norton, Tom Leiser and Chris Gourdie would serve.

The next item on the agenda was appointment of a budget committee. It was decided by consensus of the board that Randy Kuhl, Earl Monari and Carl Bauer would serve.

The last item on the agenda was discussion of the roads. Mr. Bauer stated that CFI is still close to selling Grenelefe.

At 2:30 p.m., Glenn Norton moved and Carl Bauer seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brenda Richardson". The signature is written in a cursive, flowing style.

Brenda Richardson  
Secretary pro tem