

Meeting of the Board of Directors
Lemon Cove Condominium Association
Unit 5
10 March 2008

In attendance (Board members):

1. Madeleine Daniel – President
2. Bill Atkinson – Vice President
3. Mike Keeling - Treasurer
4. Bob Glazer – Secretary
5. Georgina Hewitt

Others Present

6. Bob Hires
7. Fran Leach
8. Nancy Costello
9. Carol Fay

Called to order 10:08 pm

New Addresses – Schweidel has new phone number, Merlou robinson email address is Merlou_r@yahoo.com. Not Merlou.r.

Reminder of website.

Dockmaster report:

Some small changes to construction materials includes cement post at finger piers and some hardware

One time special assessment will have a due date of 1 October

Project to start in October with finish by 10 December

Madeleine will return in October to oversee construction

Construction bid will be in effect unless material costs increase but contractor will examine costs monthly

MOTION to approve the 1 October special assessment by Atkinson, Seconded by Keeling. Approved unanimously.

Treasurer report:

New assessment schedule: coupon for assessments distributed for review by Board. Assessments are lower for final 3 quarters of 2008 because we already paid more for the first quarter of 2008 (1st atr assessment for 2008 was based on the 2007 quarterly assessments.

In bank \$15,500 in the operating account; \$17,200 in the reserve account, insurance account: \$21,800

Bills received: Westhost bill for web domain. Fee is \$90 9 years , recommended paying that rather than 1 year for \$14.95. Hosting invoice will be received later.

Clarification requested at the annual meeting re: miscellaneous detailed on the annual budget for approximately \$1,500-\$1,700 was for a bill that B. Glaubit had paid for repairs and will be reallocated to the correct category by Donna at Bishop, CPA.

Bill reimbursed to Fred for drainline from air conditioners. Air conditioning water flooded Henderson's and Stegbauer and Rhodes plumbing modified the drain to drain into dirt. Total cost was \$212 plus rental of \$21 + part for \$7.21. Building 593 is now vented for air conditioning drains like building 591.

Septic maintenance

Both tanks were pumped out. 3rd Generation plumbing checked electrical alarm system (they installed the alarm.) Mike and Fred put in RidEx for the septic conditioning. Discussion about efficient operations of the system for building 591 because water has been going into septic system.

Wastewater Assessments

Lemoncove is responsible for filling in existing septic, installing two cleanout valves, pipe for connection to the system. It is unclear when we will be responsible for having it done. As of the most current information, a one-time assessment of \$5,749 per unit will be assessed by the City for the connection which may be financed over about 20 years with low interest rate There will also be about \$70 per unit monthly assessment by city. These figures are not yet finalized.

Landscaping

Bids received from Alex's, Don's Stumpgrinding, and Dot Palm. To cut down 7 shefleras and haul tree debris dot palm was \$2,125. and Alex's \$1,900. (These quotes do not include removing the mulch from stumps.) Stump grinding: 2 procedures. Shallow grind which will preclude planting tall trees: Dot Palm \$1,425 and \$1,400 for Dons. To remove roots, Dot palm, \$2,550 and \$1,700 from Don's but Don's does not include hauling roots. Mulch removal: DP - \$600; Don: \$500. New trees DP: \$1,400 for new trees small palms without much shading (fishtails or Areca palms). Dot Palm bid for \$2,775, with tax and \$2750 for Alex without tax. If augered, Dot Palm suggested not putting anything into roots (i.e., chemicals). Quote for Dot Palm for trimming and decoconuting:\$1,105.Steve recommends Dot Palm to remove coconuts for safety. Bob Hires reminded people

of the Norfolk Island pine in front of pool that doesn't stop the existing palms from growing. There will be landscaping damage.

MOTION – Mike Keeling – To remove shefleras, no stumpgrinding and wait to decide on replacement, seconded by Atkinson Discussion: costs for shallow stump grinding: \$3,330 - \$3500 for removal and deep stumpgrinding. ~\$4,875. Costs for replacement trees for small shallow trees: \$1,400. For large trees: \$2,775.

Vote: 2 for, 3 against. Motion does not carry

MOTION – Doc Atkinson: Project to be completed all at once with deep stumpgrinding, replace with tall trees, and removal of coconuts with maximum cost not to exceed \$9,000. Seconded by Glazer. Discussion on trees that grow tall in shade. Foxtail not as much of a problem with lethal yellow.

Amendment to motion by Glazer to ensure that trees are selected for sunlight or shade depending on location. Amendment seconded by Atkinson. Amendment approved unanimously.

Vote: 4 for, 1 against. Motion carries.

Discussion on removal of tall palms from rear of units. Madeleine will discuss removal of palms or alternative with respect to coconuts with Dot Palm.

Dumpsters have been moved from one side to the other

A big thanks to Marty for *restrapping the pool chairs*

Glazer has checked the *bike rack* and bikes that are tagged will be removed by 15 March if the bikes aren't fixed.

Roof construction: cement spots on fixed upper windows of Hires unit. Madeleine will talk to Gary about clear story windows.

***Reminder to all members that all exterior work to buildings needs to approved by Board. ***

Pathway lighting – committee formed including George, Bob Hires.

Disaster plan: needs updating and distributing

Next meeting tentatively scheduled for 12 April 10:00 am. In Unit 5.

MOTION to adjourn 12:07 pm Atkinson. Seconded Hewitt. Approved unanimously.