

Meeting of the Board of Directors

Lemon Cove Inc.

6 January 2008

Attendance:

Bill Atkinson
Marilyn Daniels
Bob Glazer

Nancy Costello

Called to order at 10:06 pm. Quorum is established.

Five individuals indicated interest in running for Board

Madeleine Daniels
Georgina Hewitt
Bill Atkinson
Mike Keeling
Bob Glazer

MOTION to approve minutes from Board meeting of

Correspondence received:

From Letter of thanks to Denise the Pool Woman for her bonus

REMINDER: 16th February is the annual meeting at 10:00 am in unit 5A

Dockmaster (Madeleine Daniels) report:

Submerged land lease ready to be signed. \$525 required for permit application.

Glazer requested wiring to air conditioner that requires conduit outside the building.
Approved by Association.

Bike Rack: Glazer will evaluate all the bikes in the bike rack and if they are non functional, they will be tagged with a fix date of 1 March. If ,by March 1, the bikes are not made functional, they will be thrown away.

Gates by pool are sticking because of posts on either side are cracked.

Removal of scheffleras – Madeleine and Marty will explore replacements.

MOTION by Daniels to recommend underfunding reserves to 65%. Approved unanimously.

Outside closets need to be cleaned.

Records need to be cleaned out of Leach's unit. Madeleine will review what is in the files and discard what is not needed.

MOTION – Glazer, Thanks to Mike Keeling for his efforts to reduce the LCC obligations for insurance reduction - Seconded Daniels – Approved unanimously.

The Board agreed to send flowers and/or a card to Bob Glaubit in thanks to his service and to wish him a speedy recovery.

MOTION by Atkinson to approve for recommendation budget plan B as submitted by Keeling at lower rates if reserves are adequate to remove shefleras. This budget would reduce the quarterly assessment by \$300 for the Townhouses and \$200 for the Villas. Seconded by Glazer. Approved unanimously.

REMINDER – Lemon Cove has a website www.lemoncove.org which has information about the condo.

Bill Atkinson reminded of new address
913-938-8092
15278 East Gardner Lake Rd.
Lake Road 12.
Gardner, KS

A request has been made for a dog. The Board will communicate that a petition must be sent to membership for a vote.

MOTION to Adjourn Daniels, Seconded by Daniels. Approved unanimously: Meeting adjourned 11:12.