

Chambertin Townhouse Homeowners Association

Meeting Minutes

May 18, 2012

A meeting of the Chambertin Townhouse Homeowners Association Board of Directors was held on Wednesday, May 18, 2012 at 10 a.m. in Unit 10.

1. Roll Call. Directors in attendance included Ann Madison and Joel Kosowski. Cindy Moore was present via teleconference. A quorum was established for the purpose of conducting business.
2. Approval of Minutes. Upon motion duly made and seconded, the minutes of the March 14, 2012 meeting were unanimously approved.
3. Financial Statements. The financial statements as of 3/31/2012 were reviewed with nearly all line items coming in under budget.
4. Deck Replacement. RG gave an overview of the three proposals for the main decks, the first phase of the project. RG explained the differences between the three bids noting that Nett Designs is a more comprehensive bid, including any additional costs that might arise. Discussion ensued as to the benefit of accepting a higher bid that is comprehensive versus a lower bid that could have a lot of additional costs added once the project begins and demolition reveals the extent of repair needed to the deck structure. Because even the lowest bid requires more funds than are available this year, the Board tabled making a decision at this time. The Board and management will continue to explore options for funding the project in 2012.
5. Adjournment. Upon motion duly made and seconded, the meeting adjourned at 11:30 a.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs