

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
**OPEN MEETING**

Wednesday, June 24, 2009

Meeting called to order at 6:30pm at the South Pool.

Board Members present:     Al Lafaye, President  
                                  Linda Harang, Vice-President  
                                  Stephanie Prunty, Treasurer  
                                  Sara (Sawese) Bugbee, Secretary  
                                  Patsy Phipps

Board Members Absent:     Roma Gibson-King  
                                  Lenny Simmons

Also Present:                 Tim Munch, Property Manager  
                                  Jeff Adams, Asst. Property Manager

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FINANCE – presented by Al Lafaye

- No condo fee increase
- No assessment
- \$572,000 in reserve
- \$69,000 in savings
- Don't owe anything other than current expenses
- ATCA is on budget
- Board Elections – no-one ran so there was no election.

LEGAL – presented by Linda Harang

- There is only one lawsuit pending against the Association. A motion was granted in the Association's favor on April 21, 2009, but we do not have a final judgment, so the suit must remain on our books until that time.

SOCIAL – presented by Pratt Landry

- Upcoming events: Over dar Meadow; Fall Tailgate Party; Halloween Party
- Organizing a Welcoming Committee

MAINTENANCE – presented by Tim Munch

- Painting basically on a 5 year program. We try to do 8 buildings a year. With the hurricanes, we lost 1½ years, but we are back on schedule since Gustav.

GENERAL DISCUSSION -

- **Sue Marchal, Unit #1904-** Bulletin Board website is a members only site. It is not the official Audubon Trace website. Would like to see added, lists of contractors/painters

that owners would recommend. The site has maps of the Trace; floor plans; condo docs; bylaws. Can also find Landscaping/Architectural change form. Site is a work in progress and any suggestions (positive) are welcome.

- **Paul Brown, Unit #208** – inquired about the security cameras. Tim updated us about the lightning strike that fried all the office equipment which affected the cameras. There was \$12,000 worth of damage. All fixed now and cameras are up and running.

There being no further business to bring before the Board, Al Lafaye moved to adjourn.

Meeting Adjourned 7:15pm

Respectfully submitted,

Sara Bugbee (Sawese)