

AUDUBON TRACE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD DIRECTORS

TUESDAY, JANUARY 22, 2008

Meeting called to order at 6:30pm, 2102 Audubon Trace

Present: Al Lafaye, President
Linda Harang, Vice President
Stephanie Prunty, Treasurer
Sawese Bugbee, Secretary
Patsy Phipps
Roma Gibson-King
Mike Kopke

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

LEGAL

- Supplement to ATCA Declaration pertaining to the acquisition of the North Drive and portioning of the tax by percent of ownership to avoid future non-payment and possible tax sale was submitted by Linda. Mike moved to accept the supplement as presented. Unanimously accepted.
- A discrepancy in the ownership percentages used by Assessor's office for tax purposes was noted. Linda will get a copy of the D9 amendment to determine what is being used. It was noted that there may be a change in the owner's property tax because of this discrepancy.

FINANCIAL

- Accounts Receivable - Liens placed on Units #1401, #1903, #2303, #3613 and #3711. Water has been shut off on Unit #1903.
- Reserve Account - 90 day note due March 6 = \$528M. Puts \$1850 in savings. Will mature at \$532M.
- Latest financial statements are in!
- Budget Meeting scheduled for Tuesday, March 25 at 6:30pm at Stephanie Prunty's #3721. Notice to committee members will be distributed.

ARCHITECTURE

- Leonard & Catherine Simmons (#3104) request a gate between units 3104 and 3105. To be installed at owners expense. Unanimously approved.
- James & Barbara Kolwaleski (#3021) request handicap parking space outside Building 30. Request unanimously denied for failure to confirm residency.

SECURITY

- Security cameras have been purchased.

8:00pm MEETING ADJOURNED

Respectfully submitted,

Sara Bugbee
Secretary