

AUDUBON TRACE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD DIRECTORS

TUESDAY, OCTOBER 30, 2007

Meeting called to order at 6:40pm, 302 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

EXECUTIVE SESSION commenced at 6:40pm to discuss litigation matters and concluded at 7:40pm

REGULAR SESSION resumed at 7:40pm

FINANCIAL

- Budget right on target.
- Accounts Receivable list in “tip-top” shape. Only 2 units outstanding which have liens on them.
- 12/6/07 Treasury Bill matures i/a/o \$520,000 in the reserve account, leaving \$6000/\$8000 in savings.
- Proceeds from the Derbes suit (less attorneys’ fees) deposited to operating account to purchase security cameras.

ARCHITECTURE

- Terry Thompson (Unit #3622) submitted request to install French doors. Unanimously accepted - to be installed at owner’s expense and that the design/model be approved by Property Manager before installation.
- Gary Vincent (Unit #3101) inquired about installing outside lights by the mailbox. Directed to submit an architectural request form to the Property Manager.

SOCIAL

- Tailgate Party was a huge success! South Pool deck looks great!
- Christmas Party to be held “2pm-til” on Sunday, December 9.

SECURITY

- Tim has the “go-ahead” to purchase & install the security cameras. Determined that once installed, the guard service would be retained for at least one month thereafter to make sure all systems are working correctly.

LANDSCAPE

- Roma Gibson-King, Chair of the committee submitted her resignation as Chair. Unanimously accepted.
- Linda suggested the Landscape and Architecture Committees be combined and have that one committee work on a master plan for the property. Linda in charge!

8:35pm MEETING ADJOURNED

Respectfully submitted,

Sara Bugbee
Secretary