

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

Monday, July 13, 2009
Second Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 6:32 pm at Unit 2704

Board members present: Sara Bugbee
Linda Harang
Al Lafaye
Patsy Phipps
Stephanie Prunty
Lenny Simmons

Board member absent: Roma Gibson-King

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

1. OWNER REQUESTS –

Unit 1206 –

- requested approval to remove and replace overgrown shrubbery, plants inside and outside of patio
- Linda Harang moved, Al Lafaye seconded approval of request with condition that all work be done at owner expense, and with Manager approval
- motion passed by a vote of 6-0; owner request is on file

Unit 3414 –

- requested approval to change patio door to French doors, at owner expense and with doors and installation approved by Property Manager
- Linda Harang moved, Lenny Simmons seconded approval of request with proposed conditions
- motion passed by a vote of 6-0; owner request is on file

Unit 203 –

- owner requested change to parking areas between Buildings 1 and 2; curbing is too close to Building 2 side of street, restricting backing out of parking spaces in front of units 203 and 204
- Board acknowledged problem in this part of parking area; “Master Plan”

Committee will schedule meeting with owners of Building 1 and 2 to discuss possible solutions

- Committee will report to Board after meeting with Building 1 and 2 owners

Unit 3322 –

- owner complained about unit 3322 owner smoking while in the pool water
- Manager has spoken to owner once before about this same problem
- Board requested Manager to notify owner in writing that recurrence of smoking in pool area will likely result in a fine for violation of “No Smoking” policy at pools

2. MOVING POLICY –

- Linda Harang presented Board with draft document
- Board discussed draft; changes were discussed
- new draft of policy will be circulated and discussed at next Board meeting

3. DECLARATION –

- Board discussed fact that our Declaration, as presently written, violates the Louisiana Condominium Act because our Declaration is not consistent with the Act
- La. Condo Act requires our Declaration to be consistent with the Act; it is not
- Board discussed preliminary draft of changes, as follows:
 - (1) change vote needed to change the Declaration from 80% of owners to “at least 67%”, so Declaration will be consistent and in compliance with the Louisiana Condominium Act
 - (2) change all references in the Declaration to a “trustee” to “trustee and/or the Association”, so Declaration will be consistent and in compliance with the Louisiana Condominium Act
 - (3) insert definitions of “proceeds” and “trustee”, because those terms are presently not defined in our Declaration
- Board discussed protocol for presenting proposed changes to owners
- second draft of changes will be discussed at next Board meeting

- move lattice fence = staff work; no estimate yet

E. Office Equipment repair/replacement –

- actual cost of repair/replacement of all equipment is \$10,389.87 minus \$250 deductible under business policy
- insurance claim filed for all costs minus deductible

F. Building 22 water lines; sewer line North Drive –

- general discussion of priority of both projects
- Linda Harang moved, Lenny Simmons seconded that Manager will get bids on both projects, including costs of Parish permits needed for sewer work
- Board will consider approval once bids are presented

5. NEXT MEETING –

- Board will meet on Wednesday August 5, 2009, at 6:30 pm, at Unit 2704
- first Open Meeting probably scheduled in September

6. ADJOURN –

- Linda Harang moved, Lenny Simmons seconded that the meeting be adjourned; motion passed by a vote of 6-0
- meeting adjourned at 8:40 pm

Submitted for publication on the _____ day of _____, 2009.

Linda S. Harang, Board Secretary
Unit 602