

AUDUBON TRACE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

JANUARY 28, 2009

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
Lenny Simmons

Absent: Roma Gibson-King

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

FINANCE

- On 1/9/09 had \$564,378 in savings. Put \$560,000 in T-bill leaving \$4,390 in savings acct.
- Have not made anything, but have not lost anything with the recent stock market decline.
- Anticipate collecting on lien on sale of Unit #2303. Monies to go Operating Account.

LANDSCAPE/ARCHITECTURE REQUESTS

- Pear tree by Bldg. 36 successfully removed by Jeff.
- Fertilized grounds (weed & feed)
- Balcony on #3222 completed
- No requests pending

LAWSUIT UPDATE

- Schroth case - trial was set for September 2008 but was bumped to January 2009. Trial was held on January 12, 2009. At the close of plaintiff's evidence, the Judge ruled in favor of ATCA and dismissed all of the plaintiff's claims against the Association, finding that the Association was not at fault for any of the interior damage to the Unit.
- McAleb case – ATCA not responsible. La 5th Circuit Court of Appeal opinion affirms dismissal of ATCA finding that ATCA is not liable for any sheetrock, flooring, or carpet on interior of Unit.
- Delaune case – Dismissal.
- To Tim Munch, for forgoing his vacation cruise to be available as a key witness at trial, Board unanimously passed a motion for a \$1,000 cash bonus as an Expert Witness Fee.

6:55pm, Lenny moved to go into Executive Session.

7:35pm, Executive Session ended

NORTH DRIVE COMMITTEE

Met with 3 homeowners from 2 buildings. There are 3 phases the Committee is in agreement with:

1. Eliminate grassy island on inside parking area
2. Remove 2 trees behind #29 & #30 which will add 3 parking spaces
3. On North Drive side,
 - a. between #30 & Jeff Hwy, add 6 spaces
 - b. between #29 & #30, add 3 more spaces

Linda moved to adopt plans by the North Drive committee and to go out and get bids. Unanimously approved.

Lenny inquired about landscaping after all the construction. Yes, this is in the plans.

MISCELLANEOUS

- In exchange for duly executed Release, Board voted to approve reimbursement to Terry Thompson of her out of pocket expenses, \$83.95, for her alleged fall on the steps of Building 36. Vote was as follows: In favor, Patsy, Linda, Stephanie, and Sawese. Opposed, Al and Lenny.
- Now available on ATCA website: Original Declaration of Condo Ownership; and, Restatement of Condo Ownership.
- Management Office in need of refurbishing. Have one quote from California Closets and are to get at least 2 more quotes.
- Al motioned, Linda seconded motion to notify Richard Smith to remove the 2 benches and the pole with the spike from in front of his unit. Note to remove by 5 business days from receipt of notice. Voting to approve: Al, Linda, Stephanie, Lenny & Sawese. Voting to abstain: Patsy.

There being no further business before the Board, meeting adjourned at 9:30 pm.

Respectfully submitted,

Sara Bugbee
Secretary