

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

Sunday, November 29, 2009
Seventh Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 4:05 pm at Unit 2704

Board members present: Sara Bugbee
Linda Harang
Roma Gibson-King
Al Lafaye
Patsy Phipps
Stephanie Prunty
Lenny Simmons (absent; voted by phone)

Staff present: No staff present

1. UNIT 1401 –

- Owner sent letter to Board asking for reconsideration of water being turned off due to non-payment of monthly dues
- Board discussed status of owner's account
- Board will ask Manager to give Board monthly report on any owner delinquent at least 3 months on dues
- Linda Harang moved, Roma Gibson-King seconded that the water service will not be restored at Unit 1401 until all past due dues, all late fees, and all attorney fees and costs have been paid in full, by certified funds
- Motion passed by a vote of 7-0 (Lenny Simmons voted by phone)

2. UNIT 3811 –

- Board received complaint about excessive noise, disturbance coming from Unit 3811 starting on Saturday afternoon and continuing into late Saturday evening November 28, 2009; JPSO was called and investigated
- Board discussed options for response, under By Laws Sections 6.10 and 6.16
- Roma Gibson-King moved, Linda Harang seconded that if review of Unit records shows no written warning to owner on file, then Manager will send written warning about excessive noise and that future violations may result in a fine; if a written warning has already been issued, then owner will be fined \$50 for first offense

- Motion passed by a vote of 4-2 (1 abstain; not present to vote)
- post-meeting, Stephanie Prunty reported there is no written warning on file

3. SPEED BUMPS –

- Board discussed status of new speed bumps at 3-way intersection
- Board agreed that as originally installed new bumps were too high, but that EMSCO was on site Wednesday to reduce height
- Stephanie Prunty will confirm with Manager that adjusted height is correct and within code, and will report back to the Board
- post-meeting Stephanie Prunty reported that the new speed bumps are now at standard height of 3" above grade and no more changes are required

4. CHRISTMAS BONUSES –

- Board discussed Christmas bonuses for staff
- Stephanie Prunty will research 2008 bonuses and report to Board with recommendations
- post-meeting Stephanie Prunty reported on 2008 bonuses and recommended/moved via email same bonuses for 2009; Linda Harang seconded motion
- Motion passed by a vote of 6-0; 1 abstain (not present to vote)

5. ADJOURN –

- Stephanie Prunty moved, Roma Gibson-King seconded that the meeting be adjourned; motion passed by a vote of 6-0
- meeting adjourned at 5:15 pm

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

Linda S. Harang, Board Secretary
Unit 602