

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE THIRD OPEN MEETING OF THE FISCAL YEAR**

Wednesday, June 30, 2010  
Twelfth Board Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 6:30 pm at South Pool Deck

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

Staff present: Tim Munch, Jeff Adams

**1. MANAGER REPORT – Tim Munch**

- A. Major projects completed this year –
- North Drive re-design, resurfacing, landscaping
  - Building 22 re-plumbing
  - Changed entrance to office, new gates so no longer by dumpster
- B. Maintenance status –
- finishing 3 buildings
  - behind in schedule due to rain in December and June
- C. Major projects for this year –
- street repairs
  - deck replacements
  - landscaping Building 22
- D. Questions to Manager –
- Q. What is status of decks, railings on Bldg 22?
- A. Decks are being replaced; hand rails will not be replaced on 2207 side of building due to maintenance, termite issues
- Q. Why can't hand rails be replaced?

- A. Hand rails are not needed on that side of the building any more because the wood sidewalks are being replaced with poured concrete, and plan is to remove those wood decks and replace with Texas wash patio and iron fence like all other St. Charles units; wood decks throughout the property are being routinely removed and replaced with poured concrete patios
- Q. What if some owners are not satisfied with that decision about the handrails?
- A. [by Al Lafaye] Owners should send a request to the new Board for consideration; to date neither the Architecture committee nor the Board has received any written communication about this matter from any owners
- Q. What is the status of flood insurance?
- A. State Farm policies will roll over to be handled by NFIP; the Association does not expect any change in policy terms, coverage, or premiums
- Q. What is the status of delinquent accounts?
- A. [by Stephanie Prunty] We only have a couple of owners who are delinquent and we are pursuing legal remedies against them; all of the other owners are paying their dues timely
- Q. What will the Board do since we did not have a Board election [only 1 owner ran for the 4 open seats]?
- A. [by Linda Harang] The new Board (with the 3 Board members staying until replaced) will discuss a procedure for replacing the 3 Board members; owners do not get to vote on these replacements; as per the By Laws the decision is made by the Board members only

**2. BUDGET – Lenny Simmons**

- no increase in dues for next fiscal year
- Reserve account now @ \$600,000

**3. PERMITS – Linda Harang**

- No requests pending

**4. LEGAL – Linda Harang**

- No new matters to report since last Board meeting in May 2010

**5. SOCIAL – Patsy Phipps, Cathy Rotolo**

- Social held at North Pool last week, @ 30 owners attended
- Committee may plan “game night”

**6. LONG-RANGE PLANNING – Lenny Simmons**

- No report

**7. ADJOURN –**

- Al Lafaye moved, Linda Harang seconded that the meeting be adjourned; motion passed by a vote of 6-0
- meeting adjourned at 7:10 pm

Submitted for publication on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Linda S. Harang, Board Secretary  
Unit 602