

**TORREY PINES CONDOMINIUM  
MONTHLY HOA BOARD MEETING  
APRIL 16, 2009**

Board Members Present:

Jon Rogers  
Debra Cook  
Charlotte Mitchell

Jim Schwieder  
Terri Nelson  
Vern Peter

Earl Johnson – Western States Property Services

Jim opened the meeting and asked for an acceptance of February Minutes. Charlotte made a motion to accept the 2/19/09 minutes as written and Terri seconded. Motion carried.

Jim said that there were two items he would like to bring up prior to starting on the Agenda.

The first item was to have the board consider the matter of changing the Rules and Regulations so that any resident who currently has pets will be grandfathered in, but there would be no further pets allowed after a specified date. Jim stated that he had met the landscape person and had waled around the premises with him and he said that the damage and waste on the grassy areas was very bad, due to dogs. Jim suggested that the process start with a 30 day period in which current pet owners would register their pets – type, number and name – with Western States and then after that 30 day period no further pets would be allowed, and any current pets, once the current resident either moved out or their pet died, no other pets would be allowed in that unit. Terri asked if he wanted all pets or just dogs. Jim said that he felt that it should be all pets. Charlotte made a motion to accept the rule change, and Jim said that we were currently just discussing the possibility. A discussion then ensued, including resident attending, about how to enforce such a change, how it would affect the number of people willing to buy/rent in the complex, how the current state of affairs is making hard to rent/sell due to the noise, smell, conditions of the complex, how some of the older residents only had the pets for companions and it would impose an extreme hardship on them to not be able to replace them when they died, how maybe it could be just dogs disallowed. The question was then raised if Jim was sure that it was the residents pets that were causing the damage and not others in the neighborhood. Jim stated that it was our residents. The possibility was then brought up of setting aside and exercise area for dogs and Jim wanted to know who would be responsible for cleaning that area? He said the landscaping contractor wouldn't, as they don't handle waste. One resident stated that living on the first floor she was unable to use her patio due to the smell. Jon then requested to hear the wording the motion again. Debbie read it out and Jon made a request to change the wording and that was agreed. The new wording is as follows: All current residents with pets must register their animals with the management company no later than May 31, 2009, then, as of June 1, 2009, no new pets will be allowed. All registered pets will be allowed on the premises until they move or die. A discussion then followed on if a formal registration form would be required, how to notify homeowners and residents alike (it was suggested to attach notices to the doors and post on web site), how to enforce (a suggestion was made that a list of current pets be posted and if anyone notices any new pets they notify management). It was then stated that if the current pet owners do not register their pets they will be in violation of the rules and regulations and subject to fines. All new residents that bring in pets will also be in violation and the homeowners will be fined. Vern made a motion to accept this change to the rules and regulations. There was a vote held – Jon, Vern and Charlotte voted for the new rule and Debbie and Terri voted against. Motion carried.

The second item that Jim wished to bring up was that he has received letters from several residents requesting an audit of the books. Jim knows that it has been done in the past – he thought it was in the covenants. Earl said that he had contacted the CPA and has arranged, via letter, authorizing him access to the Associations books. This is the CPA that does the taxes for the Association and he is an independent, not an employee of the management company. Earl is hoping that his schedule will be such that the audit will be complete by the next board meeting.

Meeting was then turned over to Earl to follow the agenda.

A108 has been cleaned out – All personal items have been removed and as of the last visit from Presto X it looks like the bug problem is becoming history. Earl then read a letter that he had received from Presto X – the summation is that they are requesting the no one directly contacts their agent – that they go through the office so that they can track/bill all requests making sure that customer service is good. Earl then asked if the board wanted him to renegotiate the contract with them to get the primary visit date moved from Monday to Saturday. The board agreed. Earl said that he would work on it immediately.

The people in 104A have been evicted – the last set being squatters, who broke the window to gain access. Jim said that the window had to be replaced and Earl said that the bid that was enclosed for the board's review was for the sliding glass door on 108A not 104A.

The pool will open Memorial Day weekend and close Labor Day weekend. Earl got an extension by having the pool people install a temporary electrical control on the drain until the permanent changes could be made. The next big ticket item to occur will be the replacing of the carpet on the second floor – the association has another \$5,000 to go and then the carpet will be installed.

The City of Aurora will be installing a new water meter for the complex this summer. The water will be turned off approximately 3 hours while this occurs. The City hopes to have it done in July, but hopefully no later than August.

Replacement of the concrete stairs is approximately \$4,800 per stairwell. Earl asked if the board would consider the possibility of wooden stairs and metal hand railing for the section of stairs going to the second floor landing. Jim suggested that replacement stairs should be in the "alligator" style of metal treads. He felt that the metal would hold up better to weather, ice melt, corrosion, etc than wood. Earl said that we would get pricing for that.

The associations new insurance company is CIBA, and will cost the association \$21,000 annually. The new insurance company sent an inspector and he only came up with suggestions (place treads on steps closer) but no requirements.

The main circuit box in Building A's laundry room has been replaced after shorting out. The venting for the dryers was found and followed as far as possible (going across the hallways ceiling). An access panel will have to be found to see if the vent line can be followed the rest of the way and totally cleaned out.

There is a new contractor in the laundry room and Jim has noticed a decrease in the revenue – he wanted to know what the procedure was for counting the money and if anyone from the board was present when it happened. Earl said that they take the money back to their office, count it, deposit it

and then write a check to the association. Vern suggested a lock box, but it was decided that wasn't practical. It was also discussed that it might just be sign of the downturn in the economy. It was decided to keep an eye on this for the next couple of months and then, if the money is still coming up short, discuss changing the way the accounting of the funds are done.

The bid from Fox Plumbing for repairing the sewer clean out in the courtyard was then discussed. What was entailed in the bid? There was a suggestions for adding a "Y" for street/building access, not wanting to have sewer in the units and the need for a second reliable clean out. Jon made a motion to accept the bid, Charlotte seconded, motion carried.

Diane, 316A, asked if there was any reason why we couldn't get the exterior stairwells cleaned – specifically the northeast one on building A. It's filthy and someone is urinating on the ground floor under the stairwell again. Earl said that he is talking to a painter about painting the outside stairwells and prior to that happening they will be cleaned with soap and water.

Agnes brought up the possibility of purchasing a wood and metal park bench to be used in the lobby of building A for seating – there was a discussion about the looks, durability, how long it would last, whether it would encourage non-residents to start hanging out again – B doesn't have lobby seating and they don't have that problem. Vern made a motion not to install lobby seating, Charlotte seconded, motion carried.

Earl then started discussing the financial section – the reserves, what was budgeted and what actual costs were. A question was raised from the floor about the amount of money collected in dues and how we have nothing to show for it – they were told that the audit should cover that. One of the overages was the insurance since there had to be a down payment on the new insurance. Another item hurting our budget is under the Building and Facility Repairs are the recirculating pumps on the boiler. We will have to replace both pumps. One is being replaced now the other will be done immediately afterwards. The association is also looking at having to replace the recirculating lines here in the near future. Earl explained the difficulties and one of the possible solutions (leaving old ones in floor and replacing with new ones running on the ceilings and walls and covered, but with easy access for future repairs. Earl then discussed the gas bill, and Terri said that she had smelled gas over by the enclosed area next to the main entrance of building B. Earl said that if ever she smelled it again to call him immediately so that it can be checked out as it could be a leak.

The pool is within budget and should have the necessary renovations completed by th 2010 season with Alligator Pool doing the work themselves.

Earl then reviewed the delinquency section – going over who still owes, any new problems, payment plans, etc. A letter will be sent to one homeowner who has been staying current with him payments on the delinquent dues, but is now falling behind on the current dues – hopefully a letter will keep it from going to court.

The floor was opened for comment. Lee stated that she felt that permanent shrubs would be a vast improvement over the dead flowers in the planters and should cut costs in landscaping. Agnes voiced her concern over not having the exterminators come out Saturday and Earl said that they would be out the first Monday in May and he would hopefully have a new contract negotiated shortly thereafter. Jon

said that the molding on the carpet was coming up in places on the first floor and posing a tripping hazard Jim said he would get it repaired.

Vern made a motion to adjourn the meeting, Charlotte seconded, motion carried.

The minutes were prepared by:

Debra H Cook  
Secretary/Treasurer  
Board of Directors  
Torrey Pines Condominium