

**TORREY PINES CONDOMINIUM
HOA BOARD MEETING
7/17/08**

Members Present:

Charlotte Mitchell	Jim Schweider
Terri Nelson	Jon Rogers (late)
Jane Walker	
Debra Cook	Earl Johnson, Western States Management

Terri called meeting to order and asked if the minutes from June could be approved, Jane said that she had attended the last meeting and wanted to be shown as attending and that she also wanted the implication taken away that she was a member of the rules committee and that Agnes Combes name be added. Charlotte made a motion to accept the amended minutes and Jane seconded. Motion carried.

Business portion of the meeting started with Earl reading a letter from the Morris Group concerning our claim on the fire in unit 206B. Travelers cost estimate, per the letter from Morris Group, would be approximately \$33,000 for the actual repairs and the cost of the asbestos abatement would be approximately \$12,000. There is also a \$5,000 deductible. With the check that has already been cut, (a little over \$17,000) and the deductible, Travelers says that the remainder, a bit over \$11,000 will not be paid until the actual repair work has been completed, due to depreciation of items insured. The bid by ICA, the independent contractor hired by the Western States Management, had been rejected by Travelers. There has been three different adjusters with three different amounts, none of which Travelers has accepted. Morris Groups assessment of the repairs is approximately \$106,000, while their estimate on the asbestos abatement is approximately \$102,000. Earl said that if they could even get half of what their estimate was, it would be better than what Travelers was originally willing to pay. Morris Group will be paid a percentage of what they collect for us. Earl is hoping to get this resolved shortly so that the asbestos abatement can begin, so the remainder of the work can be done, including the repair to the electrical/intercom system. The question was raised on whether the owner of the unit would be responsible for anything and Earl said that Travelers was looking into that.

The next item on the business agenda was the swimming pool. Earl explained that the original plan for repair on the pool would not work and when he and the contractors did an inspection of the basement area, boiler room, elevator shaft, etc., there were no sewer lines that were operable, and they all circled around and came back to the sump pumps that were currently emptying out into the parking lot. The pool has been winterized and the water currently going to the parking lot is from the elevator shaft – which is clear spring water. The cost of the project, if no snags or problems are encountered, will be between \$3,000 and \$5,000. This entails removing the carpet, cutting the concrete, making and installing a new sewer line for the swimming pool, the boiler room and the elevator shaft sump pump, redoing the floor and replacing the carpet. Lee wanted to know if the running of the sump pumps was the sound of running water she kept getting

in her unit. Earl said that when they came to work on the project, he would have Fox Plumbing check out that in her unit. The question was raised on whether or not the pool will be reopened this year. Earl said that if it was, with having to refill, re-heat and re-do the chemicals, the cost for the pool this summer could go as high as \$12,000 and our budget for the pool is only \$6,800. Also, if we kept it open 2 extra weeks into September, the extra cost for heating the pool at night could get expensive. Jon made a motion to keep the pool closed the rest of this year and reopen it on time next year. Charlotte seconded. Motion carried. Earl listed everything that had been done on the pool over the last two summers and felt that it was pretty well up to speed. Debbie asked about the new safety law that is in effect and Earl said that this work, if we needed it, would be done before the end of 2008 and well before the pool opened in 2009.

Earl then said that he had canceled the cleaning contract with RTW, and the new cleaner had started. She is very energetic, friendly and ambitious person. All of her equipment is stored here. She will be coming by three times a week.

Jim went back to the water draining into the parking lot – Earl said that the new sewer line would address this and it would no longer be doing that, upon completion of the project.

The birch trees in front of Building B have been removed, the holes haven't been filled in yet because the irrigation system needs to be amended – water seepage into two units is occurring due to the location of the sprinkler heads too close to the building. When the sprinklers have been moved, the holes will be filled in. Earl said that the people who cut down the birches also came into the courtyard and trimmed the tree that is over by Building B's courtyard entrance. Jim asked if the Magnolia tree could be trimmed back a little – without killing it. Jon brought up that he had arrived home Wednesday, about 4:30 and the sprinklers were running, Earl said that he would talk to the sprinkler man about that and Jane asked that he also address the fact that the sprinklers in front of units 112 & 113 of building A aren't working and the grass is dying.

Earl said that he had copies of the rules printed up to be handed out, as needed, by the rules committee. He also showed the violation notice that had been received. He reviewed how to fill it out (unit #, date and violation) and which part came back to him. He then said that unit 302 had been notified, again, about the dog feces. The question was then raised about unit 108A – the infestation was getting worse and with the heat it was starting to stink. Earl said that the deed hasn't been taken up by anyone as of yet and until there was an owner, it would be trespassing to enter without permission. One of the owners attending said that the County Nurse could get it in the works due to it being a health issue for the other residents. Earl said that he had the attorney looking into it and he would present that option to him also. As soon as we could do it legally, we would start fumigating.

The next order of business was concerning replacement of the carpet at the entrance of Building B. Jim brought samples and went over the cost and the quality of the carpet. He also stated that the cost might be a little more if the pavers under the current carpet

was in bad shape and had to be repaired and/or replaced. He also recommended that the outdoor carpet at the West exit of building B be pulled up and not replaced. Jon wanted to know the anticipated life of this carpet. Jim said that with minimal or no care possibly 5 years. With maintenance it would last longer. Jon made a motion to accept the Ocala carpet at \$717, Charlotte seconded. Motion carried.

Earl then reviewed the budget and financials. He went over each item on the budget reviewing why they were over, under or close to the budget. The bottom line is our budget for the year is \$181,000. We have already spent \$197,000. We still have money to pay bills, but putting money away into the reserve, etc. has been extremely hard. The money still owed on delinquencies is \$29,000 – we are collecting and the amount keeps going down.

Earl then stated that the roof accesses had been redone and there would no longer be casual access. If you needed to have a satellite person up on the roof the management company had to be notified and Earl would let the appropriate person know the combination to access the roof. He is also looking into the cost of re-keying the outside security doors. There are an awful lot of old tenants and owners that have left who still have the outside keys.

Concern was then raised about the carpet on the second floor – it is unraveling in front of the elevator and could become a problem with the elevator, plus it is a tripping hazard. Earl asked Jim if it could be glued down and Jim said that the backing was disintegrating and there was nothing for the glue to stick to. We are trying to save up enough money so that new carpet can be laid on the second floor by this fall.

Other issues brought up by owners attending was: The lights from the front of building A to the dumpster were out – Earl thought that might be a short and would have it looked at. The question was raised on how many pets were allowed per unit. Earl read out of the rule book that there was to be only one pet per unit, with no reptiles allowed at all. It was stated that there was a unit, 110A, had five cats. Earl said that a letter would be sent. Lee wanted to know if all units had asbestos and if new owners had to be notified of it and was it a hazard to the current owners. Earl said that as long you didn't disturb it by scraping or cutting it, it was no hazard. He didn't know about notifying new owners. The bars on the gate to the courtyard have been spread and people are slipping between them to get in. Earl said that this was on the schedule to be fixed by having a bar welded to across the vertical bars on the gate. It was then brought up that the number for the rental group in the newsletter was no longer good – it had been disconnected. Earl said that he would research and see if that company was still in business and get a new number to Jane.

The question was then brought up about hiring off duty police officers to patrol our area. Earl said that it is now \$24/hour with a minimum of 4 hours for each instance. If we wanted to have a policeman here 3 days a week it would cost \$1,200 per month. Earl said that currently the only way to do this was to raise the HOA dues – this was violently rejected by the owners present.

The insurance issued was raised and one of the owners wanted to know why we couldn't make it mandatory that everyone owning or renting in the complex had to have insurance. Earl said that Colorado state law does make this a requirement and with the cost of everything currently, unfortunately, insurance was one of the first things to let lapse – car and home owner/renter.

Jon wanted to know about the fake security cameras and Jim and Earl said that they would talk to him after the meeting. Charlotte made a motion to adjourn the meeting, Jon seconded. Motion carried.

Minutes prepared by:

Debra H. Cook
Secretary/Treasurer
Torrey Pines HOA