

# Minutes

## Colonial Manor West

### Board of Directors Meeting

#### Saturday, May 24, 2014

Tom Neubecker, President, opened the meeting at 10:03 AM.

**Board Members Present** - Tom Neubecker, President, Dave Haglock, Treasurer, Rick Borman, Secretary. Three other owners were also present.

**Minutes Approval** - Minutes of the January 2, 2014 board meeting were read by Ricky Borman. The minutes were approved unanimously, as written.

**Treasurer's Report** – Dave Haglock, Treasurer, reported that as of 5/24/14 the operating account had a balance of \$102,897.01.

Tom Neubecker also reported that, in total, we are pretty much on budget for the year-to-date. The only expense we are well over in is our “Repair & Maintenance” budget. We had budgeted \$14,000 for this year and we have already spent \$13,490 of that – mostly on plumbing repairs (see later portion of these minutes). However, we are under budget by ~\$4,000 in our property insurance (due to re-writing our policy with another carrier), and ~\$1,900 under in legal fees. Also, we had ~\$20,000 in funds from last year’s budget which we carried over into this year. So we are in a good position to go “over budget” in repairs and maintenance by as much as \$20,000 should the need arise.

**Review and Ratification of Expenditures** - The following expenditures which occurred since the last board meeting were reviewed:

Plumbing repairs (Unit 101)	\$880	(Repair crack in stack and concrete patch)
Plumbing repairs (Units 202-302)	\$1209	(Repair crack under unit 302 and dry wall repair)
Screen replacements	\$950	(Replaced several vent screens in soffits)
Plumbing repairs (Unit 107)	\$422	(Cleared clog in main line under unit 107)
Plumbing repairs ('08 Stack)	\$3,828	(Repair crack in stack, dry wall & stucco repair)
Wind mitigation inspection	\$150	(New mitigation report required every 5 years)
Plumbing repairs (Unit 108)	\$5,220	(Reroute stack, repair stucco & drywall, legal advice)
Plumbing repairs (Unit 103)	\$547	(Clear drain clog under unit 103 bathrooms)
Smoke alarm replacements	\$833	(Replaced alarms in units 206, 207 & 102)
<i>Total</i>	<i>\$14,039</i>	

A motion was made by Rick Borman and seconded by Dave Haglock to ratify all expenditures. It passed unanimously.

**Smoke alarm replacement** – A motion was made by Dave Haglock to purchase 10 replacement smoke detectors at a cost of \$75 each (total cost \$750) from A-Tech. We will then replace units ourselves, vs. having A-Tech charge us \$285 every time they would come out to replace a detector. The motion passed unanimously.

**Other Business** – Two issues were raised by owners:

Tom Jones (#206) indicated his unit had recently been vandalized (someone put glue in his kitchen door locks). Tom reported the incident to the police. The police have suggested that, when vandalism occurs, a police report always be filed – even if the individual(s) causing the damage can't be positively identified. Such reports may help determine a pattern of damage and assist them in determining the identity of the vandal(s). Similarly, if we have a threatening interaction with another person, a police report should be made to document the incident. Again, a pattern of such interactions may help the police to stop the incidents.

Another owner brought up the issue about the proposed construction of apartments, condos and/or hotel rooms on the east side of the Galleria Mall and possibly above the parking garage. It was pointed out that these proposals are in the very early stages with no decisions having been made yet. It was suggested that all owners keep aware of any potential hearings which the city may hold on the development so that we can provide our input to the city, mall and potential developers.

There being no other business, the meeting adjourned at 10:38.

Respectfully submitted  
Rick Borman, Secretary