

# The Pierre Condominium Association

## MINUTES OF November 16, 2005 BOARD OF DIRECTORS MEETING

### **I. Call to Order**

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was noted. The directors in attendance were: Larry Stotts; Bob Doak; Stu Baker; Janet Fisher; Mary Gootjes; Denise Antonucci; Gera-Lind Kolarik; Amy Dickinson; and Randy Mehrberg. Dan Chalifoux from Wolin Levin was present. Building Engineer Aaron Jewell attended until 8 pm.

### **II. Approval of Minutes**

The October minutes were not yet ready for approval.

### **III. Treasurer's Report**

#### THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT FOR BOARD MEETING 11/16/05

For the ten months ended October 31, 2005, the association has an operating cash surplus of \$36,585.

The current forecast for the calendar year 2005 shows operating income of \$57,826, slightly ahead of the last forecast and \$20,562 below the budget of \$78,388. The major variances recognized at this time are insurance (favorable by \$28,000 to budget and \$21,000 to last year) and gas (unfavorable by \$16,000 to budget and \$21,000 to last year). Other variances to budget include supplies costs (\$11,000 negative), uniforms (new uniforms cost of \$5,000 negative), rental apartment income (\$12,600 negative) and scavenger rebate income (\$7,725 positive). In the non-operating category, we expect to spend about \$25,000 remodeling the Association's rental apartment, \$6,000 was spent on new carpet for the Engineer's apartment and \$21,778 was spent on a new chiller compressor.

At 10/31/05, The Pierre Condominium Association had cash balances totaling \$930,024, invested in bank money market accounts and bank C/D's. The special projects loan balance is \$318,307.

October year-to-date garage income is \$6,322 better than the budget of \$35,236.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

The Board heard comments on and discussed the proposed budget for 2006. Bob Doak moved to approve the budget that was presented at the October 2005 board meeting. Randy Mehrberg seconded that motion. The motion passed unanimously.

#### **IV. Engineer's Report**

Aaron Jewell gave an oral report on engineering projects.

#### **V. Management Report**

The Board reviewed Dan Chalifoux's written management report dated November 16, 2005.

#### **VI. Committee Reports**

Cable TV: The Board heard a presentation by MDU Communications. MDU is the DIRECTV operator that has provided a proposal to install and maintain a DIRECTV digital satellite system in the building. Bob Doak made a motion to go forward with the contract with MDU Communications. Stu Baker seconded. The motion was passed unanimously.

Recycling: Amy Dickinson reported on the committee's efforts to implement a recycling program in the building. She expects that a recycling program will begin in early 2006.

Fire & Life Safety: Gera-Lind Kolarik reported that she is continuing to work on fire and life safety issues.

Exercise Room: Denise Antonucci reported that 51 units responded to the survey. Investigation continues.

Architectural: The committee had no report.

Lobby Renovation: This newly formed committee consists of Larry Stotts (Chairperson), Denise Antonucci, and Michelle Schara. Any owner is invited to participate on the committee.

Windows: The Window Committee has been reconvened. Larry Stotts volunteered to chair this committee. Gera-Lind Kolarik, Gail Ruden and Jill Pack volunteered to serve on the committee. Any owner is welcome to join this committee. Please contact chairman Larry Stotts if you would like more information.

#### **VII. Old Business**

Roof: Dan Chalifoux reported that the roof replacement has begun. Repairs to the decking are complete unless additional areas are discovered.

Baker Settlement Resolution: The Association's attorneys have obtained the necessary signatures for the settlement agreement.

Extermination Plan: There have been no mice sightings reported in the last two weeks.

Storage Lockers: Dan Chalifoux continues to investigate the storage lockers.

Holiday Bonuses for Building Staff: Larry Stotts reported that he is still collecting recommendations from board members.

### **VIII. New Business**

Garage Incident: The garage doors were recently damaged and the responsible party will be billed.

Rental Unit Policy: The Board reviewed a letter dated November 15, 2005 from attorney Robert Nesbit regarding policies for renting or leasing units. The Board discussed instituting a fee for moving in and moving out of the building. The Board discussed requiring criminal background checks for potential renters. No action was taken.

Off site unit owners: The Board discussed a recent complaint from an owner whose primary residence is in a different state. The owner had complained that he has not received minutes and other building notices and thus, was unaware of the bicycle rack project. The Board noted that there is no formal procedure for communicating with offsite owners and that the minutes of board meetings are available on the website. The Board stated that the management company does not have the responsibility to mail minutes and other building notices to offsite owners. The board concluded it is the sole responsibility of offsite unit owners to obtain information independently.

### **IX. Unit Owners Comments**

There were no unit owner comments.

### **X. Adjournment**

The meeting was adjourned at 10:15 p.m.

Minutes from Board Meetings are posted at [www.thepierre.com](http://www.thepierre.com)

To send an email to the Board of Directors use: [theboard@thepierre.com](mailto:theboard@thepierre.com)

To send an email to our Management Company use: [mgmtco@thepierre.com](mailto:mgmtco@thepierre.com)

Respectfully submitted by,  
Mary Gootjes

Secretary